

Engineering Referral Response

Application Number:	DA2023/1857
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	19/04/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 5 DP 204107 , 29 Cross Street BROOKVALE NSW 2100 Lot 6 DP 204107 , 29 Cross Street BROOKVALE NSW 2100

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

19/04/2024

Site Access and Parking

The proposed site access and parking design cannot be supported due to the following.

- The parking slab gradients for parking spaces No. 1 and 2 may exceed the maximum allowable 5% in accordance with AS/NZS 2890.1:2004.
- Parking spaces No.10 and 11 are partly within the road reserve, which cannot be supported.
- For clarity purpose, the gradients of all parking spaces shall be marked on the plans.

26/02/2024

This application cannot be supported due to insufficient information for the site access and parking.

Stormwater

The existing onsite stormwater system will remain as the proposal does not include any demolition or external works.

Site Access and Parking

Entry to the site is via 33 Cross Street and exit from the site is via 29 Cross street. Parking spaces are proposed including one accessible parking space.

After a discussion with Council's traffic engineer dated 26/02/2024, additional information as detailed below shall be submitted to Council for assessment.

1. A survey plan by a surveyor shall be prepared as it relates to assessment of the site access.
2. The submitted traffic report does not seem to be prepared by a qualified engineer. A traffic report by a qualified engineer shall be submitted assessing the proposed site access and parking arrangement addressing the below.
 - Driveway long-sections along the entire driveway to the exit of the driveway to demonstrate compliance with AS/NZS 2890.1:2004.
 - The gradients and dimensions of the parking spaces shall be in compliance with AS/NZS 2890.1:2004.
 - Other information requested by Council's Traffic Team.
3. The relevant written evidence shall be submitted to Council regarding the agreed right to use available parking spaces on the adjacent lots in the lease agreement.

Note to Planner: An easement for parking is unlikely to be required as an easement attaches to the land, not to the tenants. In this case, the right to use the parking spaces is more of a personal right or license to use. Confirmation with Council's lawyer is required to confirm this point while waiting for the above requested additional information.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.