

Engineering Referral Response

Application Number:	DA2019/0614
To:	Adam Croft
Land to be developed (Address):	Lot 101 DP 842992 , 141 Powderworks Road ELANORA HEIGHTS NSW 2101

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

The proposed development increases the impervious area by more than 50 square metres and in accordance with Clause B5.7 of the DCP, on-site stormwater detention (OSD) is required for the development. A concept OSD design is required for the application.

The proposal includes the construction of an attached 3 bedroom dual occupancy. In accordance with Clause B6.3 of the DCP, this development requires 2 parking spaces for the new dual occupancy and 2 parking spaces for the existing dwelling i.e. 4 parking spaces. As there is no opportunity to park vehicles on the street adjacent to the site, it will be necessary for the proposed development to accommodate 4 parking spaces.

Development Engineering cannot support the application due to insufficient information to address Stormwater Management and Off-Street Vehicle Parking Requirements in accordance with Clauses B5.7 and B6.3 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.