

Engineering Referral Response

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| Application Number: | DA2020/0182 |
| Date: | 30/03/2020 |
| To: | Jordan Davies |
| Land to be developed (Address): | Lot 6 DP 30579 , 45 Mitchell Road 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

The proposed development is flood affected and does not require OSD. The existing driveway crossings are to remain which is satisfactory. The proposed parking spaces and passing bay are to be assessed by Council's Traffic Engineer in terms of their compliance with AS/NZS2890.1:2004. There is no existing fence along the front of the proposed parking spaces and it is considered that either a barrier or wheel stops should be provided to protect pedestrians in Mitchel Rd. This issue is to be considered by Planning and Traffic in their assessment. No objection to approval, subject to conditions as recommended.

The proposal is therefore supported.

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

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.