

Engineering Referral Response

Application Number:	DA2022/2255
Proposed Development:	Alterations and additions to a dwelling house including car parking area
Date:	18/01/2023
To:	Nick England
Land to be developed (Address):	Lot 15 DP 29273 , 11 Parni Place FRENCHS FOREST NSW 2086

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

18/01/2023:

The proposal is for a new hardstand parking area.

Stormwater:

The proposal is for alterations and additions, therefore no OSD is required.

Access:

The proposal is for a new hardstand parking area which facilitates 2 vehicles.

The parking facility does not meet 2890.1 Off Street Car Parking and Council's Standards of maximum 5% grade for a minimum 5.4m long.

Requesting new levels (Section A and B on page 7 of existing Plans - Master Set) and vehicle tracking which suits the B85 vehicle profile.

A slightly amended Normal High Vehicle Profile can achieve this.

The plans should clearly indicate no more than 5% grade for the parking facility in all directions for the full length of 5.4m and proposed width.

An approval letter/concurrence letter from the Relevant Authority will also need to be submitted in the driveway levels application to confirm the feasibility of relocating or upgrading the pit to a hardstand.

For Planner:

As the newly proposed levels have been lowered to accommodate a compliant profile, the existing

garage will no longer be in use.

Therefore it may be beneficial to convert the existing garage door to windows or a wall to deter it's use.

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.