

Engineering Referral Response

Application Number:	DA2021/1172
Date:	16/09/2021
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 12072 , 102 Oliver Street FRESHWATER NSW 2096

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 proposal is for additions to the primary dwelling as well as internal alterations to the commercial premises. The proposal also involves the conversion of the existing office store to a garage. The proposed conversion to a garage is not supported as the dimensions of the space are not in accordance with current standards. The dimensions of the proposed parking garage must be in accordance with AS2890.1.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Parking facilities for the development in accordance with clause C3 Parking Facilities.*

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.