

Engineering Referral Response

Application Number:	DA2025/0484
Proposed Development:	Alterations and additions to a semi detached dwelling
Date:	23/05/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 12 DP 232985 , 40 Bellevue Street FAIRLIGHT NSW 2094

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 parking space has insufficient height clearance for the entire parking space which is required in accordance with AS/NZS2890.1:2004. A minimum clearance of 2.2 metres must be provided which will require the existing study to be demolished to achieve the required clearance. Providing 1.2 metres clearance is not acceptable. The proposed grade of the parking space also exceeds the maximum allowable of 1 in 20 (5%). It is considered that two sections on either side of the proposed parking space from the invert of the kerb to the rear of the proposed space should be provided with existing and proposed levels.

Stormwater from the proposal is to be connected to the existing kerb outlet which is acceptable.

Development Engineering cannot support the proposal due to insufficient information to address parking in accordance with clause 4.1.6 of the DCP.

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.