

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0972
<b>Proposed Development:</b>	Demolition works and construction of an attached dual occupancy and torrens title subdivision of one (1) lot into (2)
<b>Date:</b>	04/08/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 23 DP 3212 , 48 Upper Clifford Avenue 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 proposal is for the construction of an attached dual occupancy and Torrens Title subdivision. The submitted stormwater plans proposing discharge via an OSD system to Upper Clifford Avenue for each proposed Lot is acceptable subject to conditions.

The proposal for separate access driveways is not acceptable due to the loss of on street parking. The plans are to be amended to provide one shared vehicular crossing servicing both proposed Lots. The crossing to be a maximum width of 3m at the kerb and can be widened to 4m at the boundary if required. The vehicle crossing to be located such that at least one on street parking space is provided along the frontage between the proposed driveway and the existing adjacent driveway.

A draft subdivision plan is to be submitted showing all proposed easements and ROW.

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.