

Engineering Referral Response

Application Number:	Mod2016/0326
To:	Phil Lane
Land to be developed (Address):	Lot 241 DP 1187070 , 64 Brighton 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

Development Engineers have reviewed the proposed modification and advise the proposal cannot be supported as deletion of the Right of Access over the passing bay will result in the development being non-compliant with Council's DCP : clause C1 Subdivision. In this regard, Development Engineers will not endorse the 'Transfer Releasing Easement' document.

Although Development Engineers agree the position of the passing bay is not conducive to allow vehicles to pass without hindering access to the car spaces at the rear of Lot 241, the applicant should consider re-locating the passing bay to a more suitable location between the existing dwelling of Lot 241 and the northern property boundary of Lot 241. This will allow vehicles to pass each other without hindering access to the car space at the rear of Lot 241.

Any proposal to position the passing bay in a different location will require modification to the subdivision Development Consent DA2013/0084. Any works required to re-locate the passing bay will need to be assessed and approved under a separate Construction Certificate.

Not supported for approval due to lack of information to address:

- Vehicle access with clause C1 Subdivision

Further assessment dated 14 February 2017

As Council's Traffic Engineers were involved in the approval of the location and requirement for the passing bay to activate the Deferred Commencement, it is considered appropriate that Council's Traffic Engineers have the discretion to waive the need for a passing bay for this development. In this regard, Development Engineers defer to the assessment made by Council's Traffic Engineers to delete the passing bay.

Note to the Development Assessment Officer :

Once this modification application is approved by Council, the applicant is to submit an 'Application for authorisation of legal documents' to Council in order to get the 'Transfer releasing easement' document signed by Council.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.