

Engineering Referral Response

Application Number:	Mod2013/0031
To:	Mitchell Drake
Land to be developed (Address):	Lot 25 DP 14040 38 Carrington Parade CURL CURL 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

In discussions with Council's Development Assessment Officer, Development Engineers have reviewed the proposed modification and wish to advise the following:

Council's policy permits a vehicle crossing to be provided to an off-street parking space (where approved) per road frontage. Furthermore, multiple driveways are permitted to car parking spaces where a property has more than one road frontage. Approval of such off-street parking spaces are subject to compliance with Council's planning controls and requirements.

In this regard, provided the proposed car parking spaces are assessed and approved under Council's planning controls and requirements, Development Engineers have no objections to the deletion of condition 18 of the Development Consent to retain the existing vehicle crossing in Carrington Parade.

Please note where off-street parking spaces are approved, the off-street parking spaces are considered impervious irrespective of the wearing surface of the parking spaces, as the base course below the wearing surface would be subject to traffic loads and compacted to an extent that prevents water seeping through the base course.

Referral Body Recommendation

Recommended for approval

Recommended Engineering Conditions:

Nil.