

Engineering Referral Response

Application Number:	DA2019/0281
To:	Kye Miles
Land to be developed (Address):	Lot 5 DP 217241 , 13 Cousins Road BEACON HILL NSW 2100

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

Driveway:

The proposed driveway is unsatisfactory. It is considered that batter north of the proposed driveway is excessive. Typically, the road reserve adjoining the vehicle crossing shall be battered and turfed at a maximum grade of 1V:6H. A batter of 1:4 may be considered where appropriate justification is provided by the Applicant. Any future submission shall be supported by further detail of the proposed works, including a longsection at each edge and centre of the driveway, and additional cross-sections of works in the road reserve and at the property boundary. The extent of the batters shall be detailed and given dimensions. Consideration should be given to the impact of proposed batters on the existing retaining wall of the adjoining property.

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

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/0281

Recommended Engineering Conditions:

Nil.