

Engineering Referral Response

Application Number:	Mod2022/0174
Date:	16/05/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104

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 application involves modifications to the garage and a new tunnel walkway extending to an internal lift under the dwelling. The proposed extension of the driveway appears steep. The applicant shall provide engineering longsections along the edges and centerline of the driveway to the proposed carport to demonstrate compliance with AS2890.1.

Note to Planner :The proposal also involves works within the road reserve including new stairs and pathway, which requires concurrence from Council's Road Asset team. Please refer to Road Asset team for comments.

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.