

Engineering Referral Response

Application Number:	Mod2023/0335
Proposed Development:	Modification of Development Consent DA2022/1978 granted for Construction of a dwelling house
Date:	28/06/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 7 DP 238331 , 10 Courtley 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

The proposed modification is problematic with regards to acceptable vehicle crossing gradients. Amended plans are required showing the proposed vehicle crossing - driveway longitudinal section in compliance with Council Standard Vehicle Crossing profiles A4-3330 series. Nominate chosen profile.

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.