

Engineering Referral Response

Application Number:	DA2019/0447
Date:	06/03/2020
To:	Alex Keller
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive 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

No objections are raised with respect to the proposal with respect to stormwater drainage.

However, Development Engineers are awaiting comments from Council's Traffic Network Team with respect to works required in the public domain.

Development Engineers are not able to finalise comments and engineering conditions.

Please forward the referral to Development Engineers once Council's Traffic Network has issued comments with respect to works required in the public domain.

Comments from Traffic Network provided and reviewed.

The proposal requires a pedestrian link of not more than 400 metres to a public transport service. The access report by the applicant's consultant claims that the proposal complies in this regard to the existing bus stops in McIntosh Rd to the west of the site. There are no design plans including levels by a Civil Engineer and Registered Surveyor to confirm compliance with the requirements of the SEPP for the footpath.

Council's Traffic Section have also provided comments with regard to the requirement for the development to provide a footpath, kerb and gutter along the frontage of the site, and connections to local public transport services. Equally the plans do not provide sufficient detail for these works.

Development Engineers cannot support the application due to insufficient information to assess the pedestrian access from the site to the nearest public transport service in accordance with SEPP

(Housing for Seniors or People with a Disability) 2004 Clause 26.

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.