

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2604
<b>Date:</b>	08/03/2022
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 6 DP 736961 , 10 Fern Creek Road WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 proposal is for the construction of a dwelling house, internal driveway and associated landscape works on Lot 2. The submitted stormwater plan is satisfactory.

#### Access Driveway

The internal driveway levels appears to be steep. Based on the levels shown on the architectural plans the internal driveway grade from the boundary is approximately 26% which does not comply with Australian Standards. It is recommended that the applicant considers altering the proposed garage levels so that the internal driveway grades are in accordance with AS2890.1. The Applicant shall provide a long-section at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1.

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.