

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1504
<b>Proposed Development:</b>	Housing for older people or people with disabilities
<b>Date:</b>	31/01/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	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 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 includes the relocation of the originally approved driveway crossing in Lady Penrhyn Drive further south in the location where the crossing is currently located. A review of the crossing levels indicates that the grade exceeds the requirements of AS/NZS 2890.1:2004 for the section between the rear of the proposed footpath slab and the boundary. As the width between the kerb and the boundary is approximately 10 metres, it is considered that Council would permit the grade from the rear of the proposed 1.5 metre wide footpath be 1 in 20 (5%) for 6 metres and then transition in accordance with AS/NZS2890.1:2004. This will alter the internal levels and may require the internal driveway to be lengthened to achieve the required basement levels. Amended plans will be required to achieve the required grades for the driveway. Batters will need to be shown on either side of the proposed driveway crossing to meet the required driveway levels.

It is noted that Council's Road Asset Team have requested that the conditioned footpaths fronting the site and the pedestrian access to the bus stop works must be completed prior to this consent being issued. Planning are to consider a suitable deferred commencement condition to accommodate this requirement.

The proposed stormwater management plan connects the proposed impervious areas into the existing system which is acceptable.

Development Engineering cannot support the proposal, due to insufficient information to address

vehicular access in accordance with clause C2 of the DCP.

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.