

Engineering Referral Response

Application Number:	DA2021/0325
Date:	15/06/2021
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 31074 , 2 Dixon Avenue FRENCHS FOREST NSW 2086

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 proposal includes a basement garage and access driveway which appears to have a steep gradient. To minimise disruption to the adjacent driveway and the street tree the existing crossing levels are to be maintained up to the boundary. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate that vehicles will not scape for the proposed driveway. Driveway gradients including transitions are to be in accordance with AS2890.1.

Additional Information received on 11/6/2021

Based on the long section provided the vehicles appear to scape and it is unclear if grade transitions have been provided in accordance with AS2890.1. The applicant shall provide long sections at both edges of the proposed driveway with dimensions, grades and transitions to demonstrate that vehicles will not scape for the proposed driveway. The garage level may need to be raised to achieve compliance.

The proposed driveway falls towards the garage and stormwater disposal for the low level driveway will need to be addressed to prevent flooding of the basement garage. Hence the applicant shall indicate the proposed method of stormwater disposal for the low level driveway to the kerb.

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.