Engineering Referral Response

Application Number:	DA2022/0863

Date:	08/06/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 13 DP 11373 , 26 Pozieres Parade ALLAMBIE HEIGHTS 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

Applicant seeks approval for a car parking space within the front building setback area. The proposed driveway is steep and encroaches about half the frontage of No 28 Pozieres Parade.
.
The proposed driveway plans does not comply with Council Vehicular crossing profiles. A "Maximum High" standard vehicular crossing profile 3330/6 MH is recommended. Detail longitudinal grades in compliance with Councils Standard crossing profiles (available in the Council's Web page) and AS/NZS 2890.1:2004 designed by a civil engineer is requested. The Applicant is to ensure, driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Detail longitudinal design grades on both edges of the driveway is required.

Prior to requesting applicant any additional information the application is to be referred to Council's Road Assets (Transport & Civil Infrastructure Assets) for comments/approval in regards to approval for encroachment to the property frontage of No 28 Pozieres Parade.

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.