

Engineering Referral Response

Application Number:	DA2021/1426
Date:	22/02/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101

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

Updated comments on amended plans(22/2/22):

The previous comments still apply however additionally the applicant is to provide a driveway long section that demonstrates compliance with Councils standard vehicle crossing Normal Low and the maximum allowable grades specified in the Australian standard AS2890 -Off street Carparking .

Previous comments

The on site stormwater detention(OSD)/site drainage has been reviewed and whilst the OSD design is satisfactory , the application cannot be supported for the following reasons:

- 1) An inter allotment drainage easement will be required within the adjoining council reserve/carpark for the outlet pipe connection to Councils existing 750mm RCP line.
- 2) The drainage engineer is also to provide a drainage long section through the carpark/reserve detailing the HGL and also clearances to any utility services. Cover is to be detailed appropriate for the above vehicle loadings.

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.