

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0325
<b>Date:</b>	21/05/2021
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	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.

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.