

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0014
<b>Date:</b>	21/01/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 244645 , 2 Warekila Road 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 applicant seeks an approval for alteration and a new car port within the front set back area.

The submitted stormwater management shows stormwater runoff from roof area being collected and connected to the street drainage system. The stormwater management system is acceptable. The proposed car port is over the existing driveway on 15% grade (approximately). The maximum gradient permissible within parking modules is 5% in accordance with clause 2.4.6.1 AS/NZS 2890.1:2004. An Amended car port plan is to be submitted for further consideration. As result the development proposed cannot be supported.

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.