

Engineering Referral Response

Application Number:	Mod2016/0310
To:	Mitchell Drake
Land to be developed (Address):	Lot 35 DP 209826 , 13 Windermere Place WHEELER HEIGHTS NSW 2097

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

A review of the proposed section through the revised driveway location shows that the proposed carport level of 31.61 is too high when taken from the low side of the proposed crossing as shown on the revised plan. In order for the crossing to comply as shown, the level of the carport will need to be lowered by approximately 300mm or the location of the crossing will need to be moved up hill so that the low side is adjacent to where the section has been taken. i.e. just above the existing sewer.

It appears that Council's Road Asset Engineer has been involved in the driveway crossing construction and the issuing of the street level application. It is considered that comments from Road Assets must be provided for this application.

Not supported for approval due to inadequate information to address the driveway grade in accordance with Section C2 of Council's DCP.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.