

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1539
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	15/11/2024
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 32 DP 20097 , 237 McCarrs Creek Road CHURCH POINT NSW 2105

### 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 proposed development is in Region 1. On-site detention is required. A geotechnical report has been provided. Vehicle crossing construction is proposed. The proposed access to the off-street parking facility may be affected by insufficient sight distance. The parking facility is required to include a turning bay on private property to allow for forward entry and exit of the B85 vehicle from the site. Provide turning paths. The cross-fall on the turning bay and parking facility should be limited to 1 in 20. The vehicle crossing width shall be limited to 4 metres.

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.