Engineering Referral Response

Application Number:	DA2024/0227
Proposed Development:	Demolition works and construction of a dwelling house
Date:	09/04/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 9 DP 657294 , 29 Hill Street QUEENSCLIFF NSW 2096

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

9/04/2024

Council's Development Engineer does not support this application due to insufficient site access details.

Stormwater

The site is located within Region 2 (Central Catchment). As the site area is less than 450sqm, an OSD system is not required. A rainwater tank has been provided on the stormwater plans to satisfy BASIX Water Commitments. Stormwater from the site drains to the existing Council's stormwater pit via gravity, which is satisfactory. A condition will be applied as the site proposes to connect to Council's stormwater pit.

Site Access and Parking

A new carport is proposed accessed via a new shared crossover due to the site constraints.

Council's Development Engineer requests the below additional information to be submitted to Council.

- Driveway long-sections along both sides of the driveway starting from the centreline of the front road to the parking slab shall be prepared by a qualified civil/traffic engineer and shall be submitted to Council. The gradient of the parking slab is to be a maximum 5% in accordance with AS2890.1:2004.

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.