

Engineering Referral Response

Application Number:	DA2019/0845
To:	David Auster
Land to be developed (Address):	Lot A DP 961049 , 68 A Queenscliff Road 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

General Information

Development application for demolition of the existing structures and construction of a shop top housing development and strata subdivision into 7 lots at Lot A DP 961049 No 68A Queenscliff Road, Queenscliff. The proposal was the subject of a pre-lodgement meeting 17 July 2018 and the application incorporates appropriate responses to the recommendations from this meeting.

DA 2015/1079 for Subdivision - Alterations and Additions to an existing Shop Top Housing Development and Strata Subdivision of low rental dwellings under SEPP (Affordable Rental Housing) 2009 Consent granted 5 April 2016.

- Construction Certificate CC2018/0053 Alterations and Additions to an existing Shop Top Housing Development and Strata Subdivision of low rental dwellings under SEPP (Affordable Rental Housing) 2009 – Approved 15 January 2018

- NOC2018/0068 Notification of Commencement - Alterations and Additions to an existing Shop Top Housing Development and Strata Subdivision of low rental dwellings under SEPP (Affordable Rental Housing) 2009 17 January 2018.

The Applicant has stated that the development in accordance with the above consent and approval has "physically commenced".

Stormwater Assessment comments

The proposed design for connection of the development storm-water drainage discharge, via required OSD, directly to Council's pipe in Bridge Road by using "Flowcon Conconnect" is not in accordance with Council's standard requirements, and for that reason, the proposed design shall be amended. It is recommended to relocate the OSD to the most suitable location (north east corner of the development)

and connect discharge by gravity to the existing pit with kerb inlet fronting the site. The grated access hatch to OSD shall be accessible. A Drains model shall be provided with the amended storm-water design.

Civil Works Assessment comments

The proposed profile for vehicular crossing access from Queenscliff Road (dwg No 040/19) is very different from the approved proposal under DA2015/1079 and is not in accordance with Council's Standard. The Applicant shall provide long sections along the center line and both edges of the vehicular access in accordance with AS/NZS2890.1 and Council Standard. The sections are to be taken from the center line of the street through to the Basement Parking and must show ground clearance in accordance with AS/NZS2890.1 for B85 and B99.

Proposed layout for the allocated basement parking spots is not in accordance with AS/NZS2890.1 and the layout shall be rearranged to comply with Council requirements imposed at the pre-development meeting in regards to number of parking lots. However, this issue will be addressed from Council Traffic Engineer.

- The proposed footpath shall be aligned in continuation of the existing footpath along Queenscliff Road. The amended plan shall provide design for 1.5 m wide footpath, placed adjacent to the kerb and a long section through the main pedestrian access to the property/Lobby to justify complying of the proposed design with the requirements of Australian Standard - Access for people with Disabilities.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Based on the above mentioned issues the proposal is not supported for approval due to inadequate information to address:

- Storm-water drainage for the site and road drainage in accordance with Council Water Management Policy PL 850 Water.
- Driveway crossing design in accordance with AS/NZS2890.1.
- Pedestrian access for the site in accordance with the latest version of AS1428.1.

It is recommended that the Applicant consult further with Council's Development Engineers regarding any future proposal of civil works.

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Recommended Engineering Conditions:

Nil.