

Engineering Referral Response

Application Number:	DA2022/0162
Date:	05/05/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 30 DP 1376 , 40 Crown 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

05/05/2022:

Application is for

- Formalisation of an existing area at the rear of the site for carparking with provision for 9 separately accessible car parking spaces and associated vehicle manoeuvring areas
- New vehicle accessway within the rear of the site

Access

New vehicle crossing is proposed.

New vehicle crossing to be 1m away from existing electric post along frontage of site in Crown Road.

New layback to be merged with neighboring layback No 42 Crown Road.

Stormwater

Property is on the low side of the road.

Onsite stormwater detention system is proposed discharging to Queenscliff Road via a proposed easement with rear neighbor No. 73 Crown Road.

Applicant to provide stormwater plans with longitudinal section of proposed easement with levels and grade. Also details of discharge connection to Queenscliff Road .The discharge rate to street kerb and gutter should not exceed 30l/sec.

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.