

Engineering Referral Response

Application Number:	DA2022/1975
Proposed Development:	Construction of a dwelling house
Date:	07/03/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 34 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 35 DP 20097 , 231 - 233 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 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

The proposal is for the construction of a dwelling house on vacant lots. The submitted stormwater plan is acceptable subject to conditions . the Geotechnical Report provided addresses the DCP controls.

Access

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide plans showing proposed excavation and retaining walls on the road reserve for the proposed vehicular crossing. Any retaining walls in the road reserve must be a minimum of 2.5 metres off the edge of bitumen. Engineering Long-section at both edges and centerline of the proposed access driveway to the proposed garage are to be provided to demonstrate compliance with AS2890.1. The sections are to include existing and proposed levels as well as distances. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

The driveway design shall incorporate sight line distances as recommended in the Sight Line Analysis report by Wincrest Group. As the vehicular crossing and associated works in the road reserve, particularly the sight line distances required, may impact the street trees, the arborist report is to address any impact.

Note to Planner: The Sight Line Analysis Report by Wincrest Group provides recommendation that may need to be assessed by the Traffic team. Please refer to Traffic team for comments.

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.