

Engineering Referral Response

Application Number:	DA2021/0715
Date:	04/11/2021
To:	Nick Keeler
Land to be developed (Address):	Lot B DP 419338 , 11 B Hill Street WARRIEWOOD NSW 2102

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

Updated comments

The previous comments below have not been addressed:

1. The subdivision is required to provide for an inter-allotment drainage system to drain all lots to the nearest Council's pit and pipe drainage system. Details of the proposed drainage system (concept plan) shall be submitted with the DA.

The easement letter of consent from the downstream owner has been provided however as the subject property and proposed easement /drainage line route is affected by an existing easement and right of way 1.67m wide (DP705890) then consent from all lots that are benefited by the existing easement is also required.

3. A drainage easement over the downstream properties are to be created in favour of all the lots proposed. Proof of drainage easement rights must be submitted with the DA

See above comments.

4. A minimum of 3.0 m wide paved access way is to be provided to service all lots.

The minimum driveway wide has not been detailed , additionally a vehicle turning template for a B85 vehicle to to be overlain on the turn into proposed Lot no 2.

5. A single driveway access arrangement is to service both lots.

See above comment.

6. Passing bay will be required. where the proposed access driveway is more than 30 metres in length. The passing bay must be 5.0m wide and 10 m long shall be provide.

The passing bay has not been provided.

The proposed traffic signal arrangement in lieu of the above required passing bay is not accepted because there is no area within the Hill Street footpath for a vehicle to wait under the red signal . This is prevented on the western side of the existing driveway by a power pole and on the eastern side by the adjoining owners driveway crossing. Vehicles are not permitted to wait on the road carriageway.

The 2 lot subdivision application is not supported.

Previous Comments

The proposed subdivision development application is not supported with reference to Councils previous pre- lodgement meeting notes below with comments:

1. On Site Detention stormwater management in accordance with B 5.7 of Pittwater DCP will be required for the proposed development, unless the total increase in impervious area post development can be demonstrated to be less than 50m² (Based on a cumulative basis since February 1996). A concept stormwater management for the development shall be designed in accordance with B5.7 of Pittwater DCP.

Calculations by Council based on building platforms indicate an increase in impervious area of 50m². OSD is not required now but will be reassessed at the proposed housing development application stage.

2. The subdivision is required to provide for an inter-allotment drainage system to drain all lots to the nearest Council's pit and pipe drainage system. Details of the proposed drainage system (concept plan) shall be submitted with the DA.

The easement letter of consent from the downstream owner has been provided however as the subject property and proposed easement /drainage line route is affected by an existing easement and right of way 1.67m wide (DP705890) then consent from all lots that are benefited by the existing easement is also required.

3. A drainage easement over the downstream properties are to be created in favour of all the lots proposed. Proof of drainage easement rights must be submitted with the DA
See above comments.

4. A minimum of 3.0 m wide paved access way is to be provided to service all lots.

The minimum driveway wide has not been detailed , additionally a vehicle turning template for a B85 vehicle to to be overlain on the turn into proposed Lot no 2.

5. A single driveway access arrangement is to service both lots.

See above comment.

6. Passing bay will be required. where the proposed access driveway is more than 30 metres in length. The passing bay must be 5.0m wide and 10 m long shall be provide.

The passing bay has not been provided.

7. A concept driveway plans with elevation shall be submitted with the DA.

8. All trees that are affected by the proposed driveway shall be identified and marked on the plan.

Assessment made by council landscape officer

9. The existing driveway if proposed to be retained, a Structural Engineer with NPER registration shall certify that the driveway is capable to withstand heavy loads such as concrete trucks (8 tons) together with detail structural evaluation of the existing pavement. Details on the method with core sampling and photos utilised to determine the structural integrity of the existing driveway is to be submitted with the DA.

This certification has not been provided.

10. All public utility services are to be provided below ground to service all proposed lots.

Noted

11. The subdivision is required to submit an inter-allotment drainage system to drain all lots to the nearest Council's pit and pipe drainage system. Details of the proposed drainage system (concept plan) shall be submitted with the DA.

Noted and the drainage component is satisfactory subject to a letter from all the benefited lots giving consent to the new drainage easement.

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.