Engineering Referral Response

Application Number:	DA2021/0008

Date:	29/03/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 22 DP 7577 , 14 Ponsonby Parade SEAFORTH NSW 2092 Lot 21 DP 7577 , 12 Ponsonby Parade SEAFORTH NSW 2092

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 development proposed two pedestrian access points on both Ross Street and Ponsonby Parade.
Ross Street's access is the only access to the building 2 from road reserve.
As such, the applicant shall provide a 1.5 m footpath from Ross Street's access to the public transport/ bus stop.

Due to the topographical on road reserve between Ross Street and Panorama parade, Development Engineering requires to the footpath's detail to ensure the future footpath can be complied with DDA's requirement in this DA. Council is unable to

Furthermore, a pedestrian refuge on Panorama Parade is required by our Traffic Section to provide a safe and convenient access to public transport. The design of the refuge must be provided to ensure the safety of the road users and vehicles.

As such, Development Engineering cannot support the application due to clause 3.6 of Council's DCP 2011.

P.S The proposed stormwater design is acceptable.

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.