

Engineering Referral Response

Application Number:	DA2022/0303
Date:	23/11/2022
To:	Olivia Ramage
Land to be developed (Address):	<p>Lot 2 SP 19670 , 2 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 3 SP 19670 , 3 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 4 SP 19670 , 4 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 5 SP 19670 , 5 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot CP SP 19670 , 98 Old Pittwater Road BROOKVALE NSW 2100</p>

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 includes the construction of piles and a footing within Council's road reserve which cannot be supported. This proposal must be referred to Council's Road Assets Team for their concurrence and comment.

Development Engineering cannot support the proposal due to permanent structural works proposed within Council's road reserve.

Additional information submitted 18/10/2022

The amended structural plan appears to show that the extent of works is limited to within the existing industrial building and precludes any work to the boundary wall along Clearview Place, however on page two of the set, the detail still appears to show the proposed footing within the road reserve. It is considered that this and the other detail should be removed.

As the extent of works has been amended, it is considered that the master set be amended to suit.

Development Engineering cannot support the proposal due to insufficient information ensuring no permanent structural works proposed within Council's road reserve.

Additional information submitted 27/10/2022

The amended structural plans appear to show the extent of works limited to the internal structure however the master set of plans has not been amended to suit. The extent of works is inconsistent between the plans submitted and as such the proposal cannot be supported as there appears to be works within Council's road reserve.

Development Engineering cannot support the proposal due to insufficient information to assess the application.

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.