

## Engineering Referral Response

Application Number:	DA2020/0005
To:	Jordan Davies
Land to be developed (Address):	Lot B DP 390788 , 1744 Pittwater Road BAYVIEW NSW 2104

### 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 proposed development includes the demolition of the existing dwelling and the subdivision of the existing lot into two lots.

In terms of the disposal of stormwater from the site, no drainage design has been provided for the proposal. The applicant's engineer is to provide a drainage design for the inter-allotment drainage connection from proposed Lot 1 through proposed Lot 2 up to the existing seawall at the rear of the site. Also the collection and connection of stormwater from the proposed access driveway and turning area on proposed Lot 2 is to be provided with a connection as described above. The outlet is to be designed in accordance with the requirements of Clause B5.11 of Pittwater 21 DCP 2014.

The submitted access driveway has been assessed and is satisfactory. The length of the access driveway exceeds 40 metres and as such a passing bay 5 metres wide and 10 metres long within the property is required. It is considered that the passing bay must be provided at the frontage of the site to ensure vehicles can enter and exit the site without queuing in Pittwater Road. The engineering plans are to be amended to include the passing bay.

The subdivision plan is to be amended to include the inter-allotment drainage easement required above and the right of carriageway is also to be amended to include the passing bay.

The subject site is within the H1 Geotechnical Hazard Area and the proposal will require a geotechnical report addressing the requirements of the Geotechnical Risk Management Policy for Pittwater. The Geotechnical Engineer must address the proposed works including the access driveway, services and inter-allotment drainage in the report.

Development Engineers cannot support the application due to insufficient information to address clauses B3.1, B5.11 and B6.2 of Pittwater 21 DCP 2014.

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.