

Engineering Referral Response

Application Number:	Mod2018/0076
To:	Rebecca Englund
Land to be developed (Address):	Lot 20 DP 632081 , 79 Cabbage Tree 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 Seniors living proposal for 24 units is not supported for the following reasons and non compliance with Pittwater 21 DCP 2014:

1) Clause B5 water management – Referring to the Stormwater Management Strategy and associated concept plans the Drains model and summary information has not been submitted to Council for assessment . Additionally dimensions, orifice plate sizes etc of the Bioretention/OSD basin have not been provided.

The Music model also has not been submitted for review and compliance with water quality controls cannot not demonstrated.

The stormwater management strategy and plan also lack information on the connection point to the existing internal drainage system and whether it has additional capacity to handle the newly introduced flows.

No catchment calculations have been provided to determine upstream catchment flows entering the development site and determination of the required upstream swale size.

2) Clause B6.2 (Internal driveways)

The TTPP traffic report fails to demonstrate that the driveway grades comply with the AS/NZS

2890.1 Off street carparking . No driveway longsections have been provided for the internal driveway as well as entries into the garages.

3) Clause B8.1 (Erosion and sediment control)

No erosion and sediment control plan has been provided.

The development does however comply with :

4) Clause B3.1 (Landslip hazard)

The Davies Geotechnical report states the proposed works can achieve an acceptable risk.

5) Clause B6.3 (Off street carparking requirements)

Parking requirements comply with Sepp Housing for Seniors with a disability .

Dimensions of carparking spaces comply with Pittwater DCP 2014.

6) Clauses B8.1, 8.3, 8.4 ,8.5 and 8.6.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.