

Engineering Referral Response

Application Number:	DA2022/2202
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and double carport
Date:	28/02/2023
To:	Nick England
Land to be developed (Address):	Lot 14 DP 216125 , 6 Jacqueline Close 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

28/02/2023:

Development application is for alterations and additions to a four storey residential dwelling including new elevated carport, studio underneath carport, driveway and swimming pool.

Stormwater:

Site falls to the rear, an onsite stormwater detention system is proposed with level spreader. As the site falls to rear stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Section 5.5, but due to site constraints an easement is not considered viable.

Geotech:

The proposed development is located within a Geotechnical Hazard H1 area. In accordance with Clause B3.1 Landslip Hazard of Pittwater 32 DCP, a risk assessment is to be undertaken (Geotechnical Risk Management Policy for Pittwater) for the site.

Geotechnical Assessment by ASCENTGEO Consulting Geotechnical Engineers, Ref AG 22156, Dated 15th May 2022 is provided.

Access

Elevated carport is proposed. Seems like the bottom of B85 vehicle at chainage 7.48 is scraping, engineer to re-work out driveway profile.

New driveway with retaining walls on both sides, gated pedestrian access stairs on public road reserve is proposed.

It is noted that a referral has been sent to Council's Roads Asset Team, Development Engineering Team will provide final comments after Roads Team provides their assessment.

NOTE: Public land is used for storage of private waste bins. A gate house has also been constructed on public land.

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.