

Engineering Referral Response

Application Number:	DA2019/0187
To:	Jordan Davies
Land to be developed (Address):	Lot 150 DP 225585 , 76 Herbert Avenue NEWPORT NSW 2106

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 subdivision requires the construction of a driveway as part of the works. The submitted plans do not include any details of the required driveway crossing, internal driveway and turning areas and associated retaining walls and barriers for the access to proposed lot 2. A review of the existing survey levels indicates that the driveway may be elevated above the adjacent property at number 74 and as such there may need to be a barrier rail or kerb required for portions of the driveway. The plans must include a long section and cross sections of the driveway works to detail the above requirements.

Once the above plans have been provided, the Geotechnical report must be revised to include a review of these plans and the submitted drainage plans by Stellen and provide any relevant recommendations to address Council's DCP.

The submitted subdivision plan does not include bearing and distances for all the proposed boundary lines and the plan should remove all existing features for clarity.

The submitted stormwater drainage plan is considered satisfactory.

Due to the location and restricted parking adjoining the site, it is considered that Council's Traffic Engineer must provide comments with respect to the construction access requirements to the site during the works.

Development Engineers cannot support the application due to insufficient information to address clauses B6, B8 and C4 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.