

Engineering Referral Response

Application Number:	DA2021/2232
Date:	13/04/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot B DP 416603 , 1851 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

3/3/2022:

The development application is for the demolition of the existing dwelling and construction of a dual occupancy residence with landscape works.

Access

There is bushland Reserve between the site and Pittwater Road therefore the site has no direct frontage to Pittwater Road.

Pedestrian access is by a public pathway runs beside the northern side of the site.

There is existing driveway and crossing from Vista Avenue. No changes are proposed to existing driveway.

Existing driveway seems to be non compliant to Council's standard driveways profiles, applicant to apply for vehicle crossing application.

Stormwater

No site stormwater management plans are provided.

Applicant to provide the same.

Geotech

Site is mapped as Geotechnical Hazard Area H1.

Geotechnical assessment by ASCENT Geotechnical Consulting, Ref AG 21412, Dated 2nd Dec 2021 is provided with form 1 and 1a.

13/04/2022:

Stormwater plans prepared by ITM Design Pty Ltd, Issue A, Job No 21/154, Drawing No-H-DA-00 to H-DA-03, Dated 04/04/2022 are provided.

Onsite Stormwater Detention system for both dwellings is proposed but no hydraulic calculations are provided (Volumes of tanks etc.).

Also it is unclear that how much freeboard is available between habitable floor and top of OSD tank?

Underground OSD tanks should have maintenance access hatch and it must be able to be accessed externally to the building.

Applicant to provide hydraulic calculations, sections showing locations of tanks (with dimensions) and access to tanks.

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.