

## Engineering Referral Response

<b>Application Number:</b>	Mod2022/0460
<b>Date:</b>	15/11/2022
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 51 DP 740538 , 1772 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 proposal seeks to modify the Consent conditions of DA2020/0014 to delete the requirement for a drainage channel through the site via providing kerb and guttering along Pittwater Road such that the overland flow is directed to the Council stormwater system.

Based on the Overland Flow Civil Works Plan & Detailing prepared by Barrenjoey Consulting Engineers, the proposed kerb and gutter works are only across No 1772 and No 1770 Pittwater Rd. This is insufficient as it will concentrate overland flow directly into the property at 1768 Pittwater Rd.

Any proposed kerb and gutter system will need to connect directly into the Council stormwater system outside No 1762 Pittwater Rd. Council's stormwater Asset Engineer has provided the following options to that can be investigated:

- Constructing a new stormwater kerb inlet and pipeline outside of number 1768 Pittwater Road, Bayview which then connects to the existing stormwater system located to the east outside of 1762 Pittwater Road, Bayview; or
- Extending the proposed kerb and gutter to the stormwater pit outside 1762 Pittwater Road, Bayview. The kerb and gutter will need to connect into the existing kerb inlet pit (SPP54339). All downstream properties are low-lying properties, and as such all driveway crests along the extent of kerb works will need to match the Reduced Levels of the new Kerb and Gutter.

Either option will require overland flow modeling to demonstrate that there will be no adverse flooding impacts to adjoining properties. Additionally Hydraulic Modelling for the proposed and existing

stormwater system will need to be completed demonstrating that there will be no adverse impacts upstream and downstream.

Concurrence from Council's Road Asset team will be required regarding the alignment of the proposed kerb and gutter works. Additionally Councils Landscape team will be required to provide comments on the potential impacts on all street trees.

Amended plans and modeling are to be submitted prior to further assessment.

*Note to Planner: It is considered that comments from Road Asset team and Landscape team should be sought based on the above advice prior to requesting additional information.*

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.