

Engineering Referral Response

Application Number:	Mod2022/0471
Proposed Development:	Modification of Development Consent DA2019/0154 granted for demolition works and construction of a seniors housing development
Date:	09/05/2023
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 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 proposed modification to the basement level has not included any sections, dimensions or levels to determine the grade of the revised driveway from the kerb to the basement. Also the dimension of the proposed driveway width is less than the approved width of 5.5 metres and does not indicate the required depth of 6 metres within the property which will not be supported.

The new retaining wall in the road reserve to provide a hardstand adjacent to the fire hydrant booster appears excessive and it is unclear if this hardstand needs to be between the boundary and the kerb. The proposed wall must be reviewed by Council's Road Asset Engineers prior to approval from Development Engineering.

Development Engineering cannot support the proposal due to insufficient information in accordance with clause B6 of the DCP.

Amended Plans submitted 8/05/2023

The hardstand area has been amended to turf and the proposal has been supported by Road Assets and Landscaping.

Development Engineering support the proposal, subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Submission Roads Act Application for Civil Works in the Public Road (Retaining Wall Works)

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include four (4) copies of Civil Engineering plans for the design of the retaining wall and turf area required for the proposed fire hydrant access for the building which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. Set-out plan with dimensions and proposed retaining wall height.
2. Structural plans for the retaining wall.
3. Geotechnical certification for the proposed design.
4. Landscaping plan for turf and associated landscaping works behind the retaining wall within the road reserve.
5. Services plan and concurrence from the relevant service authority for any services affected by the proposed works. All costs associated with the relocation of any services are to be borne by the applicant.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.