

Engineering Referral Response

Application Number:	DA2020/1162
Date:	03/03/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 33 DP 11462 , 27 Bellevue Avenue AVALON BEACH NSW 2107

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 subject site is bounded by Sanders Lane & Wickham Lane and Bellevue Avenue. The applicant has proposed kerb & gutter on all three road frontages. Provisions of kerb & gutter and road shoulder is generally required for this type of development.

There are a number of large trees within the road reserve next to the proposed kerb & gutter. The applicant has proposed a kerb alignment for all three roads.

Council's Transport Network (Traffic) and Transport & Civil Infrastructure (Road Asset) comments are requested in regards to the following:

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- The acceptable pavement widths for all three roads
- The proposed road alignment with reduced road width which is not to the general Council's standards.
- Type of kerb that are permitted adjacent to tree such as bitumen kerb in order to reduce excavation and protect the tree roots and stability of the trees
- Minimum cross fall of for the pavement. Are one way cross fall permitted in order to reduce excavation.
- Impact on existing mature tree. **Council's. Parks Assets are requested to provide comments on trees and allowable construction adjacent to the trees.**

Development Engineers requires comments from Council's Transport Network (Traffic), Transport & Civil Infrastructure (Road Asset) and Park Assets prior to full assessment of this application.

Comments from Road Assets, Traffic and Landscaping completed

The comments from Council's Traffic Engineer and Landscape Architect indicate that the proposal requires amendment to meet their objectives in terms of the footpath and road design. It is considered that these issues must be referred to the applicant and revised plans submitted for further assessment.

In terms of the proposed access driveways to the site, the engineering plans have been reviewed and are acceptable.

With regard to the submitted stormwater management plans, the design proposes an on-site stormwater detention (OSD) tank under the habitable floor level of apartment 3 which is not acceptable. A review of the plans indicates that this tank could be relocated under the proposed terrace area of apartment 2 adjacent to the proposed pool. Amended plans detailing the relocation of the tank are to be submitted for assessment.

Development Engineers cannot support the application due to insufficient information to address Clauses B5 and B6 of Pittwater 21 DCP.

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.