

Engineering Referral Response

Application Number:	DA2019/0154
To:	Catriona Shirley
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 development is required to demonstrate compliance with Clause 26 of SEPP (HSPD) 2014. In this regard the submitted Access Report by Accessible Public Domain dated 15.2.2019 is not acceptable. In order to demonstrate compliance with the SEPP, the applicant must submit a design by a Civil Engineer for the proposed footpath access from the site to the existing bus stops that meet the distance and grade requirements of the SEPP. The design must include survey levels by a registered surveyor and sections to demonstrate compliance. Where there is no kerb and gutter on Pittwater Road adjacent to where the required footpath is to be constructed, kerb and gutter is to be included in the design and shown on the plans. Also the Civil Engineer is to include any design necessary for the collection and provision of stormwater drainage for the new kerb and gutter which may include new stormwater inlet pits in the road and surface inlet pits where there are any trapped low points in the footpath area. It is considered that the development will also need to include kerb and gutter along the frontage of the site which is to be included in the design plans.

The design of the pedestrian and vehicular access to the site is not supported. The number of retaining walls must be reduced and the grade of both accesses are to be more consistent in order to improve the sight distance for both vehicles and pedestrians between the boundary of the site and the kerb alignment. Also the proposed location of the letterboxes is not supported. The redesign of the access is to include the provision for the letterboxes within the site. It is also unclear where the garbage bins are located and this structure may also need to be provided within the site and adjacent to the site boundary. This issue is to be addressed by Council's Waste Officer. The width of the driveway is to be assessed by Council's Traffic Engineer. If the development requires a wider crossing then this must be incorporated in the revised design.

The submitted Geotechnical report addresses the relevant DCP controls for the site however if the

design plans are amended in order to address the above issues, then this report will need to be amended to suit.

The submitted stormwater design including OSD has been reviewed and there appears to be insufficient OSD volume for the 100 year storm event and the OSD tank overflows and as such the PSD is exceeded. A revised stormwater design addressing this issue is required for the proposal.

Development Engineers cannot support the application due to insufficient information to address Clauses B5.7, B6.1 and B6.2 of Pittwater 21 DCP 2014 and Clause 26 of SEPP (HSPD) 2014.

Additional Information received 7/06/2019

A review of the submitted information indicates that the revised driveway access does not comply with the requirements of the RMS in their e-mail dated 18 March 2019. A revised driveway design increasing the width of the crossing and driveway is required for the application. Also the design has not indicated the provision of any letterboxes which must be located within the site. It is noted that Waste Services do not support the application due to the distance between the bin room and the front boundary. Any amendment of the location of the bin room with respect to the boundary is to be shown on the civil drawings. The civil drawings have not shown the provision of kerb and gutter for the frontage of the site which will be required as part of the development works. Any new stormwater drainage pits required to collect and convey stormwater from this area of the road pavement is to be shown on the civil plans.

The proposed footpath to the existing bus stop on the northern side of Pittwater Road appears to meet the objective of the SEPP however there is no design for access to the bus stop on the southern side of Pittwater Road which is a requirement of Clause 26 (b) (iii) of the SEPP.

The hydraulic model 'DRAINS' has not been provided to Council for review.

Development Engineers cannot support the application due to insufficient information to address Clauses B5.7, B6.1 and B6.2 of Pittwater 21 DCP 2014 and Clause 26 of SEPP (HSPD) 2014.

Additional Information Received 19/09/2019

The RMS are to provide comments on the vehicular access for the proposal as it appears that the revised design does not meet the requirements of their original assessment. It is noted that Waste Services do not support the proposal with respect to the position of the bin room. The same comments as previously stated apply to this issue. The applicant's Civil Engineer has included details for the provision of kerb and gutter along the frontage of the site. The design also includes a footpath which will not be required as this footpath will not link to any existing footpath to the east of the site. This footpath is to be deleted as part of any future amendment to the application.

The submitted revised footpath plan has been reviewed and there is no long section provided for the proposal up to the existing bus stop on the southern side of Pittwater Rd, indicating the design grades for the footpath. As the SEPP has design requirements for this path it is essential that this information is provided for assessment and confirmation that the design complies with the SEPP.

The hydraulic model 'DRAINS' has yet to be submitted to Council.

Development Engineers cannot support the application due to insufficient information to address Clauses B5.7, B6.1 and B6.2 of Pittwater 21 DCP 2014 and Clause 26 of SEPP (HSPD) 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.