

Engineering Referral Response

Application Number:	Mod2022/0376
Date:	30/09/2022
To:	Adam Croft
Land to be developed (Address):	Lot 38 DP 7236 , 23 Bassett Street MONA VALE NSW 2103 Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103

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 modifications to the provision of civil works in the public road have been reviewed and the removal of the proposed elevated pedestrian ramp to Barrenjoey Road is supported. Also the requirement to upgrade the footpath between the site and the bus stops and upgrade the bus stop is also supported. The removal of the requirement to delete the upgrading of the footpath along the frontage of the site is not supported as the removal of the existing driveways and provision of the new driveways warrants the reconstruction of the footpath as part of the works.

Development Engineering support the proposal subject to the amendment to condition 20 of consent DA2020/0816 as follows:

20. Submission Roads Act Application for Civil Works in the Public Road

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 Engineering plans for the design of drainage pits and pipe connection from the site into the existing Council drainage system in Bassett St, 3 new vehicular crossings, reconstruction of concrete footpath and reconstruction of the redundant laybacks to kerb, footpath and turf and replacement street tree planting which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1, the concept engineering plans by ACOR Consultants, drawing number SY140363 C3.01 Issue C dated 29.10.20. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. The vehicular crossing width at the boundary for the below ground car park and loading dock shall have a maximum width of 8.0 metres and the profile is to be in accordance with Council drawing Normal Low.
2. The vehicular crossings for the entry and exit for the ambulance shall be 3.0 metres wide and the profile is to be in accordance with Council drawing Normal.
3. The existing driveway crossing servicing the current development is to be modified to suit the approval.
4. All redundant laybacks shall be removed and reinstated to kerb and gutter, footpath and turf.
5. Removal of the existing kerb, gutter and concrete footpath and provision of new kerb and gutter and 2.0 metre wide concrete footpath fronting the development site between 21 Bassett St and the existing driveway crossing servicing 37 and 39 Bassett St.
6. Any proposed pedestrian connections from the site to the public footpath fronting the site.
7. A pit and pipe drainage system within the public road in Bassett St shall be proved for the connection of the proposed drainage system.
8. All existing and proposed electrical and telecommunications servicing the site and in the adjacent road reserve are to be located underground.
9. All public utility services adjustments are to be detailed with concurrence from the relevant service authority if adjustment is required with costs 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 Certifying Authority prior to the issue of the Construction Certificate.

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

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:

Nil.