

## MEMORANDUM

TO: Executive Assessment Officer – Jonathan Goodwill

FROM: Development Engineer

SUBJECT: **212-216 Mona Vale Road and 5a and 13 Memorial Avenue, St Ives**

The applicant has submitted amended plans. The number of units has been reduced to 124 (59x1br, 60x2br and 5x3br).

- CB Richard Ellis Statement of Environment Effects dated May 2011;
- Hammond Smeallie Survey plan Reference 12056 Issue C (2 sheets);
- Playoust Churcher architectural drawings DA100/O, DA101/Q, DA102/V, DA103/V, DA104/AG, DA200/O, DA201/O, DA300/K;
- ACOR Apleyard Environmental Site Management Plans SY100003/E1 to E4 all Issue 4 and E5 to E7, all Issue 2;
- ACOR Appleyard Stormwater Management Plans SY100003C1 to C5, all issue 6 and C6 to C15, all Issue 1;
- Paul Scrivener Landscape Plans Sheets 7 and 10;
- ACOR Appleyard Construction Traffic Management Plans Drawings SY100003/D1 to D4, all Issue 3 and D5 and D6, Issue 1;
- Colston Budd Hunt & Kafes letters dated 3 May 2011, Ref: SK/7707/mp and SK/7707/jj;
- BASIX Certificates 374033M, 374416M and 374555M, all dated 13 May 2011.

A submission has been made which states that the handle to 5a Memorial Avenue is also a right of carriageway benefitting 5 and 7 Memorial Avenue. To establish whether this is the case, a copy of the title certificate for 5a Memorial Avenue should be submitted, together with copies of any instruments which may apply to the property. Section 2.4 of the SEE states that there are no known easements which would constrain future development as proposed. The title certificates should confirm this.

### **Water management**

The proposed water management system has been completely amended and now incorporates on site detention in a series of Atlantis drainage cells beneath a pathway.

A MUSIC model has been submitted.

Details of the proposed greywater treatment system have been submitted. The Nubian system appears to be adequate to treat the volumes of greywater which are nominated on the BASIX Certificate. It is assumed that the system would be installed at the first stage, with subsequent stages successively connected.

Section 3.1.6 of the Statement of Environmental Effects states that greywater will be re-used within 10 units in Block A, however this is not on the BASIX Certificate. Section 5.16 states that the greywater is to be captured from 10 units in Block A. If this is the case, can 10 units supply the required total of 1500 litres **per day** which is to be supplied by the central on-site recycled water supply according to the three BASIX Certificates?

### **Other services**

The applicant has obtained a Sydney Water feasibility letter which states that a new 300mm sewer main will be required, from Killeaton Street and down Memorial Avenue then down the northern driveway handle. This work does not require Council's approval, however trees may be affected, including street trees. The arborist should comment on the proposed sewer main works.

### **Traffic and parking**

The original traffic report has not been amended, rather two supplementary letters have been submitted. One supplementary letter addresses the change in the number of units and confirms that the provision of resident, visitor and bicycle parking remains compliant with the Town Centres DCP.

The other addresses the negotiations with RTA regarding the proposed Mona Vale exit driveway location and configuration.

It is accepted that vehicular access for residents may be provided from Memorial Avenue, on the following basis:

The proposed entry and exit to and from Memorial Avenue comply with Section 2.5.2 of AS2890.1:2004 *Off street car parking* in regard to the width and gradient of the one way roadways. The minimum width between kerbs is 3.0 metres, with 300mm overhang each side.

However, longitudinal and cross-sections were not provided – how is runoff from the driveway and path to be captured? Will the driveway have a one-way crossfall with a kerb on one side only? The stormwater management plan does not show this detail, only 300mm grated drains at the end. This is not practical.

If the accesses from Memorial Avenue are to be approved, they will have to be clearly signposted to prevent vehicles entering the wrong way by mistake. No details of the signage have been submitted. This could be conditioned, however for streetscape impacts, it may be desirable to request details of the proposed signage at this stage. An elevation at the street frontage showing sign dimensions, height, lettering etc, would assist.

### **Construction traffic management**

Drawing SY10003/D4 still shows the truck turning path encroaching onto 11 Memorial Avenue, and Drawing D3 shows a more serious encroachment onto No. 7. If these encroachments cannot be eliminated, and if approval were to be considered, a condition would be recommended that the size of construction vehicles using these accesses must be restricted to less than 11 metres.

The excavation and construction traffic management plans for Stage 3 indicate the truck and trailer are intended to reverse some 60 metres within the 6 metre setback and over the ramp into the excavation. This is not considered to be realistic and further detail is required. A smaller vehicle might have to be shown on the plan and the spoil removal would then be limited to that size of vehicle.

### **Geotechnical investigation**

The application has been referred to NSW Office of Water for advice regarding construction stage dewatering and the need for a dewatering licence or fully tanked basement construction.

### **Additional information required:**

- Title documents for Memorial Avenue properties to demonstrate whether or not the access handles are affected by any rights of carriageway or other restrictions.
- Arborist to address sewer main construction proposed in Memorial Avenue and down northern driveway.
- Construction traffic management plans must be amended to show no encroachment into other Memorial Avenue properties.
- Clarification is required whether the reversing manoeuvre shown on the Construction Traffic Management Plan for Stage 3 (ACOR Appleyard Drawing SY100003/D4 Issue 3) is realistic for the excavation spoil removal vehicle especially given the location of the ramp down into the excavation.
- The Environmental Site Management Plans are to indicate the location of such items as tower crane, concrete pump, site sheds etc for each stage including means to place the tower crane on site and take it away again for Stages 2 and 3.
- Details of signage proposed to regulate traffic flow in the Memorial Avenue handles. An elevation at the street frontage showing sign dimensions, height, lettering etc is required.
- Clarification regarding the greywater re-use – is re-use intended within 10 units in Block A or is the system intended to capture greywater from 10 units? To generate the volumes which are given on the BASIX Certificates, it is considered that more than 10 units may need to be included. This is a Construction Certificate requirement, however the applicant should advise at this stage.
- Details of the proposed driveways in the handles – crossfall? Show the acoustic fence, existing and proposed levels on a longitudinal section, any kerbing and drainage proposed.

K Hawken  
**Team Leader**  
**Engineering Assessment Team**