

Engineering Referral Response

Application Number:	DA2019/0235
To:	Benjamin Price
Land to be developed (Address):	Lot 9 DP 18612 , 9 Thyra Road PALM BEACH NSW 2108

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

Comments for Development Engineers:

1. The site has low to medium flood risk. No flood study is required as the proposed development is well above the flooding level.
2. The site is located within Geotechnical Risk Area. An "Acceptable Risk Management" level is achieved according to the geotechnical report prepared by Martens & Associates, dated March 2019.
3. The site drains to Ocean. No OSD is required.

Development Engineers have reviewed the proposal and cannot support it due to the following reasons.

1. The proposed car parking area cannot be located within Council's road reserve area. A crossing is to be proposed perpendicular to Thyra Road alignment in accordance with Clause B6.1, B6.2 and B6.3 in Pittwater DCP21.

Not supported for lack of information to address:

- Access and Parking requirements in accordance with Clause B6.1 and B6.3 in Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.