

Engineering Referral Response

Application Number:	DA2023/1289
Proposed Development:	Demolition works and construction of Shop Top Housing
Date:	24/11/2023
To:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 Barrenjoey 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

The subject site is flood affect and as such on-site stormwater detention (OSD) is not required. The submitted stormwater management plan includes a pump-out system for the basement and connection to two existing stormwater pits in Barrenjoey Road. These connections will need the approval of Transport for NSW (TFNSW) in accordance with their letter which can be conditioned.

The proposal requires a crest in the driveway to ensure the basement is protected from flooding. The level of the crest has been determined as RL 3.12m AHD. This level has been shown on the Architectural plans. There is no section with any dimensions shown for the driveway crossing and access into the proposed basement. It is considered that a long section must be submitted from the kerb invert on the low side of the crossing, with dimensions, including the existing and proposed levels to demonstrate compliance with Council's Normal profile and the requirements of AS/NZS 2890.1:2004. Council's Normal profile can be found at the following web link. <https://www.northernbeaches.nsw.gov.au/media/15678?1700782742>

There is an existing bus stop and shelter fronting the site. Council's Road Asset Team have requested details for the proposed location of the shelter prior to assessment of the application. These details must be provided by the Applicant.

The submitted Geotechnical report refers to plans dated 20 August 2021 and the report is dated 7 December 2021. It is considered that an updated report addressing the current plans must be provided

for the proposal. The report does not include Forms 1 and 1A as required by Council's Geotechnical Risk Management Policy. These forms must be provided by the Geotechnical Engineer.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access and Geotechnical risk in accordance with Clauses B3, B6 and B8 of the 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.