

Engineering Referral Response

Application Number:	DA2024/0362
Proposed Development:	Construction of a garage, driveway, inclinator and associated works
Date:	23/05/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 113 DP 6937 , 91 Florida 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

23/05/2024:

Development Application is for carparking arrangement, underground garage with access steps and an inclinator off Florida Road.

Access

New 5m wide vehicle crossing and new stonewall works to match with existing wall off Florida Road are proposed. these works will be assessed under S138A Application-Infrastructure works on Council Roadway. No objections to these works.

Stormwater

Provided Statement of Environmental Effects report states that, there is an existing concealed on-site stormwater detention (OSD) system which is larger than required and facilitates the existing house and addition.

Existing OSD system is located closer to main dwelling at higher level and can not be connected to proposed garage and driveway which are proposed at bottom of lot.

Proposed hardstand is greater than 60sqm, according to Council's Water Management for Development Policy, detention system is required.

Stormwater plans showing details of On-site stormwater detention system discharging to existing connection in Florida Road are to be provided.

OSD to be provided in accordance with Clause 9.0 of Council's Water Management for Development Policy. All discharge control devices and pits are to be located externally to all structures and buildings

so that 24-hour access to the OSD system is possible and that overflows from the system can be safely directed away.

Geotech

Area where garage and driveway are proposed is not mapped on Geotechnical Hazard map. Excavations nearly 4m deep are proposed and Geotech report by Alliance Geotechnical & Environmental Solutions, Report No.: 17640-GR-1-1, Dated 14th Feb 2024 with form 1 and 1A is provided.

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.