

Engineering Referral Response

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	12/07/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley 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

12/07/2023:

The application seeks consent for a new three (3) storey car showroom including:

- A lower / basement level containing eighteen (18) parking spaces will be accessed via the vehicle access ramp.
- A ground floor level with vehicle delivery bay & the vehicle lift. Pedestrian access via the main entry on the Darley Street & Barrenjoey Road.
- An upper level containing offices, staff lunchroom & amenities, a dedicated training / boardroom, customer lounge and vehicle display area.
- New landscaping to the Barrenjoey Road frontage of the lot.

Access

Environmental Statement states that the site has restrictions on the title which dictate the vehicle access is to be off Darley Street.

The existing driveway access is located towards the northern end of the Darley Street site frontage. The proposal provides a new entry/exit driveway at the same location with two pedestrian access points located at the intersection of both streets & along the Darley street frontage.

Applicant to provide longitudinal section of proposed driveway showing existing and proposed levels from street gutter to parking also showing grades and chainage @ 1m interval.

Stormwater

Detailed stormwater design has been prepared by Marline Engineers which seems satisfactory.

Geotech

An excavation to a maximum depth of about 3m will be required for the proposed basement level, Geotech Report by JK Geotechnics Pty Ltd, Ref: 35451Lrpt , Date: 8 December 2022 provided. Geotech Report is not supported with Form 1 and 1a.

Applicant to provide Form 1 and 1a.

For Planner:

As the stormwater proposal includes treatment measures, this requires further assessment from Council's Water Management Team.

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.