northern
beaches
council

Engineering Referral Response

Application Number:	REV2021/0034

Date:	26/10/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

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

Vehicular Access
The proposal includes the provision of a new driveway crossing off Surf Rd to gain access to the basement parking area. The driveway has been modified to ensure no portion of the driveway burdens Council's property at Lot 10 DP 11067. The width of the modified driveway limits vehicular access to one a single lane. This issue must be addressed by Council's Traffic Engineers as it is contrary to the original proposal. A review of the transition grades for the proposed driveway indicates that it is not in accordance with the requirements of AS/NZS2890.1:2004. In this regard the proposed driveway is a reverse curve and as such the inside radius changes from one side to the other. The long section provided does not show the levels for the second inside radius and the transition lines are not perpendicular to the tangent points. As a result the level of the basement is too low and will need to be raised to meet the requirements of AS/NZS2890.1:2004.

Civil Works in Road Reserve
The proposal includes the provision of a service bay and indented parking on Surf Road. It is considered that Engineering drawings including proposed and existing levels and long and cross sections must be provided for these works to assess the extend of road works required. The plans must include the proposed stormwater diversion works for the Council trunk drainage line.
The proposal includes the provision of a landscaped overland flow path in Whale Beach Road. It is considered that this area be turfed to ensure no restriction to the flow of stormwater occurs in storm events. Also the existing driveway crossing along Whale Beach Road is to be reinstated to kerb and footpath. A note on the plans is to be included for these works.

Stormwater

The submitted stormwater plans for the site have not been updated to reflect the revised basement parking area. Also the connection of stormwater from the site is to be into the proposed trunk drainage line diversion in Surf Road. No stormwater pipes are to be directed through Council's land at Lot 10 DP 110676.The water quality design is to be assessed by Council's Catchment Team. In terms of the proposed trunk line diversion, comments from Stormwater Assets have been provided. In terms of the overland flow report by Barrenjoey Consulting Engineers P/L, the hyrologic/ hydraulic analysis and design of the trunk drainage line and overland flow path size is acceptable. Comments from Stormwater Assets have been provided for the overland flow path along the southern side of the building. It is considered that the landscaping plans be amended to reflect the treatment of this path as designed by the Engineer to ensure no blockage of the flows.

Geotechnical Report
The geotechnical report does not include Forms 1 and 1A as required by Council's Geotechnical Risk Policy.

Development Engineers cannot support the proposal due to insufficient information to address clauses B5 and B6 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.