

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0774
<b>Proposed Development:</b>	Construction of a dwelling house including swimming pool
<b>Date:</b>	29/07/2024
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 1 DP 1086858 , 6 Mitchell 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 50m<sup>2</sup> 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 gains access via a shared right of way (ROW) between Mitchell Road and Florida Road. The proposal includes the reconstruction of a portion of the ROW to gain vehicular access to the proposed garage. These works will require the access for the other beneficiaries to be from Florida Rd which appears to be currently subject to works which have blocked this access. This issue must be referred to Council's Traffic Engineering Team for assessment. It is considered that the applicant must demonstrate how access to the other beneficiaries of the ROW will be maintained during construction of the new access driveway.

The proposed access driveway works include the provision of a turning bay which is elevated approximately 5 metres above the natural ground at the end and over 6 metres at other points. There are no retaining wall details provided for this wall. Also there are a number of sections of the proposed access driveway that are cut into the existing ground which will also require retaining walls which have not been shown. The civil engineering plans are inconsistent with the architectural plans in terms of the passing bay. The architectural plans must be amended to suit and include any details for the required safety barriers.

The proposal has not included any stormwater management plans for assessment. It is unclear from the survey if the site has the benefit of any drainage easement or any existing drainage system on the site. If the proposed impervious area exceeds 50 square metres then on-site stormwater detention will be required in accordance with Section 9.3.1 of Council's Water Management for Development Policy,

where there is an easement or proposed easement. If there is no drainage easement or refusal of an easement is provided to Council, then stormwater is to be designed in accordance with Section 5.5 of Council's Water Management for Development Policy.

The geotechnical report does not reference the submitted civil plans and it appears the extent of proposed excavation is not accurate and does not include any reference to the extent of fill for the retaining walls along the passing bay. It is considered that the geotechnical report must be amended to reflect the civil plans and account for the extent of excavation and fill.

Development Engineering cannot support the proposal, subject to insufficient information to address access, stormwater and hazard assessment in accordance with clauses B3, B5 and B6.

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.