

Engineering Referral Response

Application Number:	DA2021/0400
Date:	21/06/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 233128 , 111 Bynya 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

21/06/2021:

Access

Driveway access is available to the site via a concrete driveway with parking provided in an attached weatherboard single garage.

Proposal is for

- Renewal of existing garage and construction of new attached carport with green roof
- Removal of existing driveway and construction of a new driveway

There is difference in level between the new crossing and the existing crossing of the adjoining property, a batter is to be provided.

Excavation

The land is noted as being W Hazard H1 on Council's Geotechnical Hazard Map.

A Preliminary Landslip Risk Assessment has been prepared by White Geotechnical Consultants, Project No. J2994, dated 17 March 2021.

As per Report, no geotechnical hazards will be created by the completion of the proposed development.

Stormwater

Hydraulic design by Birzulis Associates under Project No 8078, dated February 2021, shows no control

of flow. Jumbo trenches can not be used as substitute to Onsite Detention System.

The proposed development leads to increase in total hardstand area by 116sqm, as per Council's Water Management for Development Policy, an Onsite Stormwater Detention System is required. Applicant to provide an OSD of at least 9000 litres capacity with discharge rate of 4 litres/sec. Level spreader to be 3 m away from any site boundary.

Amended Stormwater plans are requested.

But before Council consider these drawings applicant is advised as below:

- a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (32 Pacific Road, Palm Beach) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.
- b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development Policy.

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.