

Engineering Referral Response

Application Number:	DA2020/0028
To:	Phil Lane
Land to be developed (Address):	Lot 22 DP 11552 , 9 Ocean 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

The subject site is located on a road that the Roads Authority is Transport for NSW. The current road alignment for the site has a portion of kerb and gutter and a portion of unformed road. The proposal includes a new driveway crossing and garage which is located adjacent to the unformed section of the road verge. Prior to providing a detailed assessment of the application it is necessary for the application to be referred to the above authority for their comments with respect to the kerb alignment. As the property is located at a slight bend in the road the position of the kerb could vary with respect to the property boundary. As a result the invert levels cannot be determined for the proposed driveway crossing and the grade of the driveway and level for the garage cannot be determined for the proposal. As Council's Road Asset Team maintain the area of the verge between the kerb alignment and the property boundary it is considered that the application be referred to their department for their consideration with respect to this issue. Once comments from both are received there may need to be amendments in the design to suit.

The submitted stormwater design has been assessed and is considered satisfactory. The Geotechnical report addresses the relevant DCP controls.

Development Engineers cannot support the application due to insufficient information to address clause B6.1 of Pittwater 21 DCP 2014.

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.