

Engineering Referral Response

Application Number:	DA2021/0900
Date:	29/11/2021
To:	Gareth David
Land to be developed (Address):	Lot 151 DP 6937 , 40 Sunrise 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 stormwater plans proposes to discharge stormwater, via a private drainage easement, to a council pit located on the low side of Barrenjoey Road. As this requires crossing a state road concurrence from TfNSW is required prior to approval.

Review 29/11/2021

The stormwater management plan by Acor Consultants dated 7/6/2021 proposes an interallotment easement along the northern boundary of No 1174 Barrenjoey Rd to connect to the Council system in Barrenjoey Road. However there is a previous approval for a stormwater system for the development at 1174 Barrenjoey Rd (Lot 2) with a pipeline and an underground OSD system along the northern boundary. Correspondence from the applicant suggest the proposal is to connect to the approved system once constructed. The issues with this proposal is as follows:

1. The proposed private interallotment easement as per the current stormwater plan for 40 Sunrise Rd conflicts with the existing approval for 1174 Barrenjoey Road. The current plans does not appear to have considered the approved system. Due to the narrow area of Lot 2, along the northern boundary, there does not appear to be enough room for both an easement and private drainage system for Lot 2.
2. The interallotment drainage line must be separate from the private drainage for 1174 Barrenjoey Rd and cannot pass through the private OSD system.
3. The private connection across Barrenjoey Road is not supported. If the proposal involves the connection to the council system on the western side of Barrenjoey Rd, then the applicant shall extend the council system via a new pit and pipe connection across Barrenjoey Road. The

Private line can connect to the new pit on the eastern side of Barrenjoey Rd.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause B5.15 Stormwater.*

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.