

Engineering Referral Response

Application Number:	DA2024/0460
Proposed Development:	Demolition works and construction of shoptop housing
Date:	26/07/2024
To:	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN NSW 2101

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 proposal is for demolition works and construction of shop top housing including residential apartments, retail tenancies on the ground floor as well as ground floor and basement parking.

Stormwater

The submitted stormwater plan proposes discharge to the kerb in Gondola Road. No details as to the discharge rate is provided. As the site is flood affected OSD is not required however, the concentrated discharge to the kerb via a single outlet is to be limited to 25l/s. Details are to be provided to demonstrate how this is achieved.

Public Domain works

Kerb and gutter along the Minarto Lane frontage following the alignment of the kerb at the corner of Gondola Rd is to be provided and reinstatement of the existing crossings in Gondola Road is to be shown on plan.

The Flood team's comments regarding the level of the bin rooms and the fire exist stairs leading from the basement parking which are below FPL are noted. The amendments required by Flood Team are to be completed prior to further engineering assessment.

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.