

REFERRAL RESPONSE – TECH. SERVICES

ANNEXURE 1

FILE NO: DA 441/2009/1
ADDRESS: 1 New Beach Road DARLING POINT 2027
PROPOSAL: Marina redevelopment
FROM: Nick Tomkins
TO: Mr P Kauter

I refer to the following documents received for this report:

1. Architectural Drawing No.s DA 1002, DA 1003, DA 1004, DA 2000, DA 2100, DA3100, DA 3101, DA 3200, prepared by Allen Jack Cottier, dated 24 August 2009
2. Survey Plan No.73319, drafted by Rygate & Co., dated 16 July 2008
3. Environmental Impact Statement for Cruising Yacht Club of Australia prepared by Urbis August 2009
4. Stormwater disposal concept plan prepared by Sparks and partners P/L Ref:08876: L1 dated 29 June 2009Dwg No SW- 02, 03, 04 Issue A dated 15.07.09
5. Flood Study, Drainage Assessment Report prepared by Eclipse Consulting Engineers Ref: 5788-002-dar issue date 07-07-2009
6. Geotechnical and Hydrogeological Report prepared by Martens Consulting Engineers Ref:P0802189JR01_v3 dated March 2009
7. Traffic Impact Assessment prepared by Traffix ref 08 184 report_v5 dated 12 July 2009
8. Construction Management Plan by TLB Engineers P/L Issue 1 dated 28 May 2009

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

Site Drainage, Flooding & Overland Flow comments

The following reports have been submitted:

- *Stormwater disposal concept plan prepared by Sparks and partners P/L Ref:08876: L1 dated 29 June 2009Dwg No SW- 02, 03, 04 Issue A dated 15.07.09*
- *Flood Study, Drainage Assessment Report prepared by Eclipse Consulting Engineers Ref: 5788-002-dar issue date 07-07-2009*

Council drainage engineer has made the following comments on the above reports:

- *A emergency evacuation plan is to be prepared for the underground carpark*
- *A warning system is to be installed in the underground carpark to signal all personnel to evacuate the carpark when water reaches a level of 5cm below the entry level threshold to the car park.*
- *A pump system capable of handling a weir flow of 5cm deep down the driveway is to be installed in the carpark as a back up system,*

- the pump system is to be powered by a uninterruptible power supply
- All street run-off is to be treated with a gross pollutant trap before it enters the Harbour.
- The gross pollutant trap is to be designed to bypass with minimal head loss if full of trash.
- Gross pollutant trap is to be located as close to New Beach Road as possible to enable easy access and cleaning
- All pipes or culverts crossing the park shall have a minimum of 300mm cover.

Revised details are to be submitted

Construction Management comments

As a result of the site constraints, limited space and access a Construction Management Plan has been requested. The submitted Construction Management Plan by TLB Engineers P/L Issue 1 dated 28 May 2009 is generally acceptable subject to amendment as detailed in Traffic Engineers report

Due to the lack of on-street parking availability a Work Zone will be required from Council during construction and will be conditioned accordingly

Impacts on Council Infrastructure comments

It should be noted that the proposed drainage and roadworks on Council property will be subject to a separate Section 128 Roads Act application and approvals. A separate Infrastructure bond will be required to ensure satisfactory completion of the works and maintenance on Council property.

Traffic, Vehicle Access & Accommodation comments

Council's Traffic Engineer in his report dated 27 October 2009 has requested changes and additional information (see attached). Revised details are to be submitted.

Geotechnical, Hydrogeological and/or Structural comments

A Geotechnical and Hydrogeological Report prepared by Martens Consulting Engineers Ref:P0802189JR01_v3 dated March 2009 has been submitted in support of the application and is considered satisfactory. Conditions can be applied

Other comments

Due to the likelihood of additional power usage as a result of the new development, Energy Australia has requested that the applicant contact them with regards to the possible provision of a new Electricity Substation on site.

RECOMMENDATION

Council's Development Engineer has determined that the proposal is not satisfactory in its current state as additional information is required for:

- Drainage and flood protection
- Parking demand and access
- Construction Management Plan