

REFERRAL RESPONSE – DEVELOPMENT ENGINEERING

FILE NO: Development Applications/ 321/2020/1
ADDRESS: 19-27 Cross Street DOUBLE BAY 2028
PROPOSAL: Demolition of existing structure and construction of a shop top housing development
FROM: Mr R Lam
TO: Mr W Perdigao

1. ISSUES

- Parking

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced 18005, prepared by GSA Planning, dated August 2020.
- Revised Architectural Plans, referenced 1725, prepared by Luigi Rosselli, dated 14/09/2020.
- Survey, referenced 43400, prepared by LTS, dated 03/06/2016.
- Revised Stormwater Management Plan, referenced 18617-Rev 2, prepared by Henry & Hymas, dated 15/09/2020.
- Revised Floodrisk Management Report, referenced Revision 3, prepared by Henry & Hymas, dated July 2020.
- Geotechnical Report, referenced 31357Srpt, prepared by JK Geotechnics, dated 3/04/2018.
- Traffic Report, referenced 18001-Rev D, prepared by TTPA, dated August 2020.

3. ASSESSMENT

Comments have been prepared on the following.

a. Site Drainage comments

The submitted revised concept stormwater plans are considered satisfactory in principle subject to refinements at the CC stage which will be conditioned accordingly.

Generally, Council's Technical Services Division is satisfied that adequate provision could be made for the disposal of stormwater from the land it is proposed to develop and complies with Chapter E2 "Stormwater and Flood Risk Management" DCP.

b. Flooding & Overland Flow comments

Council's Drainage Engineer has determined that the development proposal is generally satisfactory, subject to condition.

c. Impacts on Council Infrastructure comments

The applicant will be required to upgrade existing infrastructures such as footpath and vehicular crossing as part of this application which will be conditioned accordingly

d. Traffic comments

Please refer to comments from Council's Traffic Engineer separately.

e. Vehicle Access & Accommodation comments

Other than the contentions relating to traffic which have been raised by Council's Traffic Engineer, Ever Fang, Council's Development Engineers have an issue with the location of the parking space no. 1, 25 and 26 as they intrude into the circulation roadway. It is required that the proposed retail store/waste areas, WC areas should be reduced so that these parking spaces are sited clear of the circulation roadway.

f. Geotechnical, Hydrogeological and/or Structural comments

A Geotechnical Report by JK Geotechnics, Ref: 31357Srpt, dated 03 April 2018, has been submitted in support of the application. The proposal involves excavation with a maximum depth of about 6 metres below the existing ground levels for the proposed basement.

The report identified that the subsurface conditions as:

- a) Fill comprising silty sand to a depth of 1m.*
- b) Depth of silty clay or silty sand was encountered below the fill to a depth of 22m.*
- c) Sandstone bedrock was encountered beneath the silty clay/silty sand at a depth of 26.7m.*
- d) Groundwater and/or groundwater seepage readings were taken during the geotechnical investigation. In 1998/9 the depths ranged from 2.05m to 2.7m which equates to RL's between about 0.95m and 1.25m AHD.*

The report made comments and recommendations on the following:

- a) Shoring and support,*
- b) Vibration Monitoring,*
- c) Excavation method,*
- d) Further Geotechnical input.*

Council's Technical Services has no objections to the proposed excavation on technical grounds. Notwithstanding this, Council's Planning Officer is also to undertake an assessment of the proposed excavation against the relevant excavation objectives and controls prescribed under the LEP and DCP.

4. RECOMMENDATION

Council's Development Engineer has determined that insufficient information has been submitted to enable an assessment of the proposal. The following information is required before any further assessment of the application can be undertaken:

- 1) The submission of revised architectural plans addressing the issue raised under Vehicular Access and Accommodation comments