

Engineering Referral Response

Application Number:	DA2021/1176
Date:	05/11/2021
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 634291 , 201 McCarrs Creek Road CHURCH POINT NSW 2105

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

6/08/2021:

The application seeks approval for the construction of an internal driveway to provide access from garage to the basement of the Principle Dwelling.

The proposal includes:

- additional concrete retaining walls (similar to those which already exist within the property, to facilitate soil retention where excavation has been proposed)
- driveway (from garage to basement)
- an additional car space (5m long by 2.5m wide) within the path of the existing driveway at the front of the property.

Development Engineer's comments:

1) The site is located within Geotechnical Hazard Zone H1.

Geotechnical Assessment by Ascent Geotechnical Consulting, ref AG21200, dated 21st June 2021 is provided.

Geotechnical Assessment has been done using plans by Inhaus Designs, project number J0020, drawing numbers DA 1000, DA 1100, DA 1200, DA2000, revision D, dated 1 June 2021.

which is an older version of plans.

The latest plans are dated 29/6/2021, Rev F, applicant is advised to get updated Geotechnical Assessment based on latest plans.

2) Applicant is advised to provide the longitudinal section of the proposed driveway showing following:

- existing and proposed levels of centerline and both edges of driveway
- Chainage at an interval of 2m &
- Grades

5/11/2021:

Information requested on 6/08/2021 is not provided, in the absence of same it is not possible to assess the application.

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.