

Engineering Referral Response

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| Application Number: | Mod2021/0221 |
| Date: | 13/09/2021 |
| To: | Kent Bull |
| Land to be developed (Address): | Lot A DP 342891 , 20 Palm Beach 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

16/06/2021:

1) There is proposal of new fence to front boundary in the public road reserve, refer Item 15 on the drawing No. MOD.08, Dated 13/4/2021 by Housed Architects.

It is noted that at present there is a retaining wall supporting the road embankment and the proposal is unclear that whether this wall will be removed/replaced. And also there are no details of proposed fence. Applicant is advised to provide details of the proposed fence.

2) The letter by Ascent Geotechnical Consulting, Dated 8th April 2021, mentioned about the updated architectural drawings dated 10th March 2021 while the Master set plans are dated 13/4/2021.

Geotechnical Engineer to be provided with latest drawings dated 13/04/201 to assess and update the Geotechnical Report (if required)

13/09/2021:

In the revised plans dated 10/8/2021, the front fence, and any works to the road reserve have been deleted.

A letter from Ascent Geotechnical Consulting, ref AG 19104B – 09 August 202 is provided and as per the letter, the changes to the design do not require any material modifications to the recommendations presented in Table 3 of their original report (AG 19104, dated 1 July 2019).

No objections are raised to the proposed modification. No modification to Development Engineering conditions required.

Existing Development Engineering conditions for DA2020/0214 are considered to still be relevant and

adequate.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.