

Engineering Referral Response

Application Number:	Mod2021/0523
Date:	06/08/2021
To:	Gareth David
Land to be developed (Address):	Lot 9 DP 18612 , 9 Thyra 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

The modification seeks to widen the approved driveway. Based on the survey levels and the proposed garage level it appears that the extended driveway crossing may scrape on the high side. The applicant shall provide engineering long sections at both edges and the center line of the proposed driveway to demonstrate that vehicles (85 percentile) will not scrape for the proposed driveway. Cross sections with existing and finished floor levels are to be included. The parking area grade shall be limited to a maximum cross fall of 5% in any direction.

The architectural plans show a 1.8m high front fence up to the northern boundary which will require alteration, filling and reinstatement of the existing driveway. Additionally as the proposal involves the partial removal of the retaining wall at the edge of the road reserve, it is suggested that a retaining wall is constructed within the boundary and the road reserve be filled to allow for an on grade vehicular crossing that can subsequently be a suspended structure within the private property. This will allow for sight distance for vehicles exiting the property.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with Clause B6 of Pittwater 21 DCP*

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.