

Engineering Referral Response

Application Number:	Mod2021/0203
Date:	24/08/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 Barrenjoey 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

23/08/2021:

Proposal is to reconfigure/ augment approved basement and access driveway to facilitate a double width driveway entrance to the basement.

Access

Proposal is to double the width of the driveway at entrance into the basement.
Since Barrenjoey Road is a State Road, hence concurrence from TfNSW is required.

The proposal is also for using the land below the public road reserve by relocating the electricity substation.

Comments from Council's Road Asset Teams are required.

Excavation

Additional excavation is proposed.

Geotech Report by JK Geotechnics, Ref No. 33618YJrpt dated 30th Nov 2020 is provided.

In the report reference to drawings is mentioned as an undated version and received on 13 Nov 2020 while the plans submitted with modification application by Rob Mills Architecture & Interiors are dated 15/04/2021.

Geotech Engineer doesn't seem to have dealt with latest plans, applicant to supply latest plans to the Geotech Engineer and seek comments on the same and also provide assessment regarding the

additional excavation.

Stormwater

Council's Local Environmental Plans indicates that the site is flood prone, hence No OSD is required. All stormwater will be disposed of to the street drainage system as detailed on the hydraulic plans prepared by Van der Meer Consulting, Drawing No C401 to C403, dated 19/4/2021, Issue A.

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.