

Engineering Referral Response

Application Number:	Mod2023/0570
Proposed Development:	Modification of Development Consent DA2021/0657 granted for Alterations and additions to a dwelling house including swimming pool and garage
Date:	01/02/2024
To:	Phil Lane
Land to be developed (Address):	Lot 30 DP 13686 , 888 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

01/02/2024:

It is noted that Council's Tree team is supportive of removal of existing street tree (internal Ref: TRIM2023/780669) and TfNSW is also supportive of the proposal (internal Ref: TRIM2024/000741). No objections to approval subject to below:

Condition 13. Submission Roads Act Application for Civil Works in the Public Road to be amended and to be read as:

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include copy of Civil Engineering plans for the design of the driveway crossing and associated retaining walls which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. The driveway crossing is to be 6 metres wide and the profile is to be in accordance with Council drawing A4/3330/2 NH.

2. Structural details of the retaining walls are to be provided.
3. Form 2 from the Geotechnical Engineer.
4. Written approval for the works by Transport for NSW.
5. Retaining walls around street tree to be re-constructed at its current location and shall be reconstructed "like for like" to Council's satisfaction
6. Pre and post construction structural certification for the retaining walls shall be submitted to Council
7. Plans to show details of replaced street tree planting

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

Rest of the existing Development Engineering conditions for DA2021/0657 are considered to still be relevant and adequate.

24/11/2023:

Modification application seeks modification of Condition 21: Protection of Existing Street Tree , of DA2021/0657.

As advised by Planning Team, Barrenjoey Road is a State Road and a referral has been sent to Transport for NSW (TfNSW).

Development Engineering would like to wait for comments from TfNSW prior to assessing this application.

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.