

Engineering Referral Response

Application Number:	Mod2022/0450
Date:	14/10/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 13 DP 1275411 , 1180 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

07/09/2022:

Proposal is for alterations and additions to previously approved development under application number N0379/16 and subsequent modifications MOD2018/0272, MOD2019/0048 and MOD2021/0725.

Proposal includes internal alterations and additions including;

- construction of new playroom/cellar,
- reducing parking space in basement for only one car by increasing livable area and
- re-construction of recently dilapidated retaining wall (due to heavy rainfall) on the southern boundary.

Stormwater

The submitted SEE report states that the new hardstand area is between 50 -70 sqm hence there is provision of an OSD tank but no plans have been submitted in this context.

Geotech:

Site is mapped as H1 on Council's Geotechnical Hazard map and proposal is to excavate for new cellar under existing dwelling hence an updated Geotech Report with form 1 and 1a is required.

Wall

The survey plan submitted with this application does not show any retaining wall at southern boundary. However based on the survey plan submitted at DA (N0379/16) shows a retaining wall along southern boundary located within next door property no. 1178 Barrenjoey Road.

Clarification and survey details are required.

14/10/2022:

Requested information is not provided and planner has confirmed that during her site visit proposed works were already constructed at site except the awning.

Hence Development Engineering can not support the rest of the proposal but can only approve the awning.

Engineering approval is only provided for the new motorised powder coat aluminium louvred awning, item 16 on the submitted plans.

For Planner: Apart from awning please delete rest of the proposal in 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.