

Engineering Referral Response

Application Number:	Mod2021/0268
Date:	09/06/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 731356 , 1 - 3 Florida 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

09/6/2021:

1) Council can not allow the proposed bin area on the Right of Carriageway.

2) Proposal is for provision of inclinators on piers.

As per Pittwater DCP Control C1.19: Incline Passenger Lifts & Stairways, refer below point (ii), Inclinators to be erected as near as possible to existing ground level of site and shall not involve the erection of high piers.

Controls

Incline passenger lifts and stairways shall:

- i) be designed and located so they do not involve excessive excavation, or the removal of natural rock or trees
- ii) be erected as near as possible to the ground level (existing) of the site, and shall not involve the erection of structures
- iii) be located and designed to minimise the effects of noise from the motor and overlooking of adjoining dwellings
- iv) be painted to blend in with surrounding vegetation and screened by landscaping and
- v) be set back two (2) metres from the side boundary to the outer face of the carriage
- vi) be located wholly on private land, and
- vii) have a privacy screen where there is a direct view within 4.5m to a window of a habitable room of another dwelling

On steeply sloping existing lots, incline passenger lifts are preferred to driveways where the required driveway grades are steep. In such cases, a proposal will be subject to assessment based on merits, and should be no more than 1 metre above the ground level.

Incline passenger lifts will not be accepted in lieu of vehicular access for new subdivisions.

3) The Geotechnical opinion in his letter by JK Geotechnics, dated 8/4/2021 did not cover the inclinometer as part of modification proposal.

Applicant is advised to engage Structural and Geotechnical Engineer and redesign the inclinometer.

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.