

Engineering Referral Response

Application Number:	Mod2021/0221
Date:	16/06/2021
To:	Kent Bull
Land to be developed (Address):	Lot A DP 342891 , 20 Palm Beach 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

16/06/2021:

1) There is proposal of new fence to front boundary in the public road reserve, refer Item 15 on the drawing No. MOD.08, Dated 13/4/2021 by Housed Architects.

It is noted that at present there is a retaining wall supporting the road embankment and the proposal is unclear that whether this wall will be removed/replaced. And also there are no details of proposed fence. Applicant is advised to provide details of the proposed fence.

2) The letter by Ascent Geotechnical Consulting, Dated 8th April 2021, mentioned about the updated architectural drawings dated 10th March 2021 while the Master set plans are dated 13/4/2021.

Geotechnical Engineer to be provided with latest drawings dated 13/04/201 to assess and update the Geotechnical Report (if required)

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.