

## Engineering Referral Response

<b>Application Number:</b>	Mod2025/0199
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1054 granted for alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	09/05/2025
<b>To:</b>	Tess Johansson
<b>Land to be developed (Address):</b>	Lot 21 DP 15763 , 34 Narrabeen Park Parade WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

The proposal includes the construction of a new retaining wall adjacent to the front boundary. This wall will require excavation that has not been considered in the existing Geotechnical report. A revised Geotechnical report for this work must be submitted in accordance with Council's Geotechnical risk policy.

Development Engineering cannot support the proposal due to insufficient information to address geotechnical risk in accordance with clause B3 of the DCP.

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.