

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1653
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	14/03/2024
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 9 DP 2610 , 15 - 17 Barrabooka Street CLONTARF NSW 2093 Lot 10 DP 2610 , 15 - 17 Barrabooka Street CLONTARF NSW 2093

### 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 is for the demolition of the existing single garage and the construction of a new double garage and store adjacent to the front boundary.

It is unclear from the architectural plans if the proposed below ground store is located immediately adjacent to the boundary or if there is a setback. The sections show a setback from the boundary however the elevation and plans show the wall adjacent to the front boundary. Clarification is requested.

The geotechnical report by AscentGio, dated 21/8/2023 refers to older versions of the architectural plans (rev G dated 30/6/2023) while the current plans are dated 10/11/2023. Additionally no reference is made to the proposed excavation adjacent to the front boundary or any potential impact to the road embankment. The geotechnical report is to be amended to reflect the current architectural plan and address any impacts due to the excavations and provide recommendations as required.

The survey plan indicates that there is an Easement for Batter along the front boundary which will be impacted by the proposed excavation for the store. As the easement is generally to support the road embankment, comments for Council's Road Asset Team is required prior to Development Engineering finalising the assessment.

**Additional Information Provided on 8/3/2024**

The amended architectural plans indicate the proposed lower level storeroom to be outside the Easement for Batter along the front boundary. However due to the extent of excavation an updated Geotechnical Report addressing the current plans and any potential impact to the road embankment is required as requested previously.

Additionally as per the comments by the Road Asset team the terms of the easement noted on the Survey Plans is to be submitted for review prior to further assessment.

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.