

Engineering Referral Response

Application Number:	DA2022/2253
Proposed Development:	Alterations and additions to a dwelling house including garage
Date:	23/01/2023
To:	Grace Facer
Land to be developed (Address):	Lot 25 DP 10116 , 83 Pacific Road PALM BEACH NSW 2108 Lot A DP 388684 , 83 Pacific 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

The dimensions and longitudinal section through proposed parking bay with information regarding the levels at front and rear side of the parking bay is required.

As per AS/NZS 2890.1:2004, the maximum gradient within the parking module measured parallel to the angle of parking is 5% and measured in any other direction is 6.25%. The applicant further needs to demonstrate that proposed internal driveway grades complies with grade requirement of AS/NZS 2890.1:2004.

The application cannot be supported due to lack of information to assess clause B6.2 and B6.3 of the Pittwater Development Control Plan.

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.