

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2539
<b>Date:</b>	25/05/2022
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 113 DP 6937 , 91 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 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

This application relies on the works proposed in the road reserve and the extension of the carriageway by 3 Livistona Lane for DA2021/0498. However these works have not commenced and it is unclear when they may be completed.

Hence the extension of the carriageway must be considered as part of this application to provide access to the property. As such the applicant must provide civil engineering plans for the extension of the exiting carriageway to the extent shown in DA2021/0498 and up to the turning bay beyond the proposed carport.

It is noted Council's Road Asset team has provided design criteria for the proposal as follows which will need to be incorporated in the civil design.

- extension of the existing kerb and gutter on the western side of the carriageway and extension of the carriageway pavement
- one way crossfall for surface drainage.
- support of road embankments above and below the driveway
- consideration of waste collection vehicle access
- driveway structure within road reserve will need to be independent of structures within the private property.

Additional requirements include:

- Engineering long-sections at both edges and centerline of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890. The sections are to include dimension as well as existing and proposed levels.
- Details of the supporting structures for the proposed driveway and the road reserve.

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.