

Engineering Referral Response

Application Number:	Mod2021/0389
Date:	23/08/2021
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 450305 , 3 Bynya 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 submitted Geotechnical Engineer's letter for the proposed modifications is acceptable. The proposed carport over the existing driveway off Bynya Road is not supported as the driveway grades do not comply with AS/NZS 2890.1:2004 for a parking area. Also the parking of vehicles in this position would not allow vehicles using the garage to exit in a forward direction.

Provided the proposed carport structure is removed from the drawings, Development Engineers raise no objection to the modifications with no additional or modified conditions of consent recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.