

Engineering Referral Response

Application Number:	DA2021/0164
Date:	23/03/2021
To:	Gareth David
Land to be developed (Address):	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 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

23/02/2021:

Stormwater

As the proposed hard paved area is more than 50sqm, an On-site Stormwater Detention (OSD) system is required.

Council do not support the provision of Atlantis option for OSD, moreover it is contradictory to the Geotech Report and will lead to land slip and erosion.

Proposed stormwater system is not suitable and needs to be revised.

Access

As the proposed carport structure will require a new formed area of Livistona Lane to gain access, hence prior to Development Engineer finalise the application, Road and Assets Team is requested to provide comments on the following:

1. provision of access to site via Livistona Lane
2. provision of suspended slab in the public domain
3. Requirement of any retaining structure on public road Or private property
4. Road Pavement design
5. future width of road
6. any widening to allow for vehicle maneuvering
7. provision of new Kerb and gutter in Lane

8. Design specifications (if any)
9. Additional Geotech investigations

or any other matters in relation to above proposal.

Please note: Applicant has also proposed to lower the sewer line in Livistona Lane.

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.