

Traffic Engineer Referral Response

Application Number:	DA2025/0384
Proposed Development:	Alterations and additions to a dwelling house including the subdivision of one lot into two and construction of a hardstand parking area and passing bay
Date:	01/08/2025
Responsible Officer	
Land to be developed (Address):	Lot B DP 409707 , 58 A Elimatta Road MONA VALE NSW 2103 Lot 8 DP 611691 , 56 Elimatta Road MONA VALE NSW 2103

Officer comments

Additional Information required

The application has been assessed and the submissions have been considered as part of the assessment.

The application is for the one lot into two subdivision with provision of suitable access to the proposed Lot 2. Lot 1 will retain the direct access from the Elimatta Road carriageway.

The proposal meets the general requirements of the Pittwater DCP and addresses the access requirements subject to compliance with the consent conditions provided in this referral to meet the topographical issues associated with the subject site.

Additional assessment of the dwelling on proposed Lot 1 will need to consider impact on the Elimatta Road frontage of the site once the development application has been lodged.

Current application provides for two parking spaces for proposed Lot 2, a passing bay in an appropriate location along the RoW shared with 58A Elimatta Road. The existing shared driveway will need to be reconstructed to support the development and improve user safety.

The applicant is required to provide detailed engineering plans to allow a full assessment of the upgraded driveway required.

The proposal is currently not supported and additional information is required.

The proposal is therefore unsupported.

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

Recommended Traffic Engineer Conditions:

Nil.