

Engineering Referral Response

Application Number:	DA2023/0399
Proposed Development:	Alterations and additions to a dwelling house including new access and driveway and construction of retaining walls
Date:	11/08/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 11 DP 13005 , 10 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

The proposal is for relocation of the access driveway within the road reserve. It is unclear if the proposed driveway leads to an existing parking facility. The plans are to be amended to show the existing or proposed parking area. The proposal involves works in the road reserve which requires comments and concurrence from Council's Road Asset team.

Note to Planner: Please refer to Road Asset team for comments.

Additional Information Provided on 7/8/2023

The amended architectural plans shows two parking spaces at the frontage of the site. Independent vehicular movements from the both parking spaces does not appear feasible. Additionally the Traffic Report by ParkTransit dated 2/8/2023 proposes only parking space. The architectural plans are to be amended to reflect the traffic report prior to further assessment.

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.