

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:	17/08/2023
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.

Additional Information Provided on 16/8/2023

The amended traffic report by ParkTransit dated 14/8/2023 proposes two parking spaces at the frontage of the site and has provided swept paths showing movements from each parking space. However the swept path diagrams are not satisfactory in that where the movements for the western parking space are shown no vehicle is shown in the eastern parking space. Hence it is unclear if the movements in and out of the western space will interfere with a parked vehicle in the space to the

east.

Additionally the diagrams show some overhang of vehicle over the edge of the turntable and it is unclear if this will again interfere with parked vehicles in the eastern space. The architectural plans provides no clarification as there are no dimensions shown in regard to the offsets between the building, car space, turntable or the proposed retaining wall.

The traffic report is to be amended such that the two complaint car spaces (dimension in accordance with AS2890.1 to be shown on plan) are shown on the swept path diagrams for both spaces to demonstrate independent movements. Details of the turntable and clearances required in terms of the overhang are to be shown on plan.

Architectural plans are to include dimensions of the parking spaces and the turntable as well as show the offsets between the building, car space, turntable and the retaining wall. Proposed car spaces adjacent to the building are to allow sufficient widths for door openings.

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.