

Engineering Referral Response

Application Number:	DA2024/0733
Proposed Development:	Alterations and additions to a dwelling house
Date:	26/09/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 6 DP 30521 , 35 Prince Alfred Parade NEWPORT NSW 2106

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

Comments 26/9/24

The application for a garage and driveway reconstruction as the applicant has not provided sufficient information and is not supported. The driveway long section provided is not acceptable. The driveway long section is to be drawn by a civil engineer detailing proposed/ finished levels and also grades which need to comply with the Australian Standard for off street carparking 2890:2004. The design also needs to incorporate Councils standard high level vehicle crossing profiles which are detailed in Councils Engineering Drawings.

Also given the steepness of the driveway access stairs are to be designed and be located fully within the property boundary.

Previous comments

The proposed alterations and additions including the new driveway works are not supported for the following reasons:

- 1) The proposed access stairs adjacent to the new driveway should be relocated to within the site possibly to the outside curve of the new driveway alignment, so there is no encroachment on Councils road reserve.

- 2) A driveway longsection drawn at a suitable scale of the reconstructed driveway is to be provided.
- 3) Clarification is to be provided in relation to the existing concrete stairs located at the left side of the front boundary (viewed from the street) if the stairs are redundant then they are to be demolished.

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.