

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0733
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	02/08/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	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 50m<sup>2</sup> 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 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 Council's 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.