

Engineering Referral Response

Application Number:	DA2025/0997
Proposed Development:	Demolition works and construction of a carport
Date:	06/11/2025
To:	Michael French
Land to be developed (Address):	Lot 31 DP 6143 , 14 Pitt Road NORTH CURL CURL NSW 2099

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

6/11/2025

Development Engineering 2nd Referral Response.

Council's Development Engineer raises no objection to this proposal subject to conditions.

The amended plans show that the vehicle crossing is approximately 4.8m wide at the property boundary and the existing combined vehicle crossing width at the kerb line to be retained. The proposed site access and parking are generally satisfactory subject to conditions.

Development Engineering 1st Referral Response.

The applicant proposes to construct a double carport within the front setback. The existing vehicular crossing currently allows for two on-street parking spaces fronting the site in Pitt Road, where on-street parking is in high demand. Council is keen to preserve these two on-street spaces.

To proceed, the applicant is requested to submit the following additional information:

1. A detailed plan prepared by a traffic engineer demonstrating how the proposed carport will accommodate two off-street parking spaces without compromising the existing on-street parking fronting the site.
2. Detailed sectional drawings and level information for the proposed carport.
3. Design plans for the vehicular crossing and carport, in accordance with AS/NZS 2890.1:2004 and Council's standard vehicular crossing profile, available on Council's website.

The proposal is therefore supported.

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

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing matching the existing adjoining vehicle crossing servicing 16 Pitt Road in accordance with Section 138 of the Roads Act 1993. The extent of the new vehicle crossing shall be determined by a satisfactory swept path analysis and shown it on the plans.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

Off Street Parking Design

The Applicant shall submit a design for the parking area in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical Controls and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

Swept Path Analysis

A swept path analysis shall be prepared by a suitably qualified traffic engineer demonstrating that a car can access and leave the eastern parking space while a car parking in the western parking space.

Reason: To provide a compliant driveway access.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified traffic engineer certifying that the parking area was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical Controls and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.