

Engineering Referral Response

Application Number:	DA2025/0739
Proposed Development:	Construction of at grade parking and pedestrian access ancillary to existing aged care facility
Date:	11/07/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 1 DP 1037401 , 267 Barrenjoey Road 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

The proposal is for the construction of a parking area and pedestrian access ramp adjacent to the existing parking facility. No changes are proposed to the vehicle access arrangement.

Stormwater

The site falls to the rear and concerns have been raised by the rear neighbors regarding stormwater discharge. No stormwater plans have been provided. The submitted survey plans provides no details regarding any existing interallotment easement.

The following additional information is requested for further assessment:

- Stormwater plans showing the existing stormwater disposal method/ location.
- As the proposed development increases the impervious area by more than 50m² OSD is required for the development in accordance with Council's Water Management for Development Policy.

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.