

Engineering Referral Response

Application Number:	DA2022/0913
Date:	11/07/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 50 DP 9224 , 57 Hillside 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 alterations to the existing dwelling including the garage. The proposal includes lowering the garage level and regrading the existing driveway. The proposed driveway profile with the transition within the garage is not satisfactory. Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 meters prior to a level parking facility. Additional information required for assessment are:

- Engineering long-section at both edges of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.
- Retaining walls along the edge of the driveway are to be set back minimum 1.5m from the edge of bitumen to allow site distance.
- Site triangle are to be shown on plan.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access for the development in accordance with clause B6 of Pittwater 21 DCP*

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.