

## Engineering Referral Response

Application Number:	DA2021/0722
Date:	25/06/2021
To:	Phil Lane
Land to be developed (Address):	Lot 2 DP 16260 , 120 Irrubel 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

#### Updated comments 25/6/21

The applicants traffic engineer has provided turning templates that demonstrate that safe manoeuvring is achievable with the proposed turning bay. The origin application required amendments to retaining wall locations to achieve this. The turning bay is not to be used as a car space as the cross fall and the dimensions are not compliant with the Australian standard for off street carparking.

**No objections subject to conditions.**

### Previous comments.

The application for the turning bay is not supported because the applicant has not demonstrated a vehicle reversing from the garage and moving forward of a down the driveway can be achieved in two movements.

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:

## **DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

### **The turning bay -front setback**

The turning bay is only to be used for its design purpose to facilitate the safe movement of vehicles from the site. The turning bay is not to be used as a carspace.

Reason: Compliance with Australian standards.

## **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**

### **Retaining wall**

The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety