

Engineering Referral Response

| | |
|--|--|
| Application Number: | DA2025/0110 |
| Proposed Development: | Demolition works and subdivision of one lot into two |
| Date: | 12/03/2025 |
| To: | Anaiis Sarkissian |
| Land to be developed (Address): | Lot 7 DP 236330 , 40 Bungan Head 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 demolition works and the subdivision of one lot into two lots.

Access

The site is currently serviced by a ROW that also provides access to No 42 & No 42A Bungan Head Road. Currently the ROW curves around to provide access to the subject site. The proposal is to provide separate driveway access for each proposed Lot off the existing ROW along the Bungan Head Rd frontage.

No level information has been provided. Based on the survey plan there appears to be significant level difference between the ROW and the site boundary.

It is recommended that the vehicular access to both proposed lots be provided off existing access along the side boundary with internal access provided to Lot 1.

Alternatively if the current access locations are to be considered then the applicant is to provide engineering long sections along both edges of the proposed driveway for each lot from Bungan Head Road to a level parking area within each Lot to demonstrate compliance with AS2890.1. The plans are to show details of all retaining structures required to achieve compliance. The vehicular accesses will be required to be constructed prior to subdivision.

It is noted there is an existing kerb inlet pit adjacent to the proposed vehicular access to Lot 1. The Turn Paths provided does not clearly indicate location of the lintel pit. Amended turnpaths are to be

provided showing no impact on existing pit.

Levels of the existing ROW is not to be altered. Concurrence from all befitting parties are to be provided for any proposed works to the ROW.

Subdivision.

Updated subdivision plans by a registered surveyor to suit above amended is to be submitted.

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.