

Engineering Referral Response

Application Number:	DA2023/0023
Proposed Development:	Change of use of Level 1 of a hotel (The Newport) from residential accommodation to office/staff rooms including minor internal works
Date:	28/03/2023
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 72587 , 1 Kalinya Street NEWPORT NSW 2106 Lot 1 DP 527172 , 1 Kalinya Street 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

28/03/2023:

Development Application is for the change of use of Level 1 of the hotel building, from accommodation to office/staff rooms supporting the use of the hotel as a Commercial premises.

Geotech

Part of the site is identified by the LEP as 'Geotechnical Hazard H1, as proposed works are not located within the identified Geotechnical Hazard area, hence No Geotechnical Risk assessment is required.

No objections to approval subject to conditions as recommended.

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 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.