

Engineering Referral Response

Application Number:	Mod2021/0929
Date:	24/05/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 12 DP 16029 , 23 Grandview Drive 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 includes a new driveway and parking area within the road reserve. Insufficient information has been provided with regard to the proposed access driveway. Additional Information required for assessment is as follows:

1. The proposed parking area is within the road reserve and as such require comments and approval from Council's Road Asset team.
2. The Applicant shall provide engineering long-sections at both edges and centerline of the proposed access driveway from the shared driveway to the proposed parking area.
3. Turning paths shall be provided in accordance with AS2890 clearly demonstrating satisfactory maneuvering on-site and entry and exit to and from the parking area
4. The submitted Geotechnical report and forms are not current and does not assess the proposed new parking. As the proposed parking and driveway is located within the road reserve a geotechnical report and forms shall be submitted that assess the impact of the new development on the embankment and retaining wall in the road reserve.

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

- Vehicle access and parking for the development in accordance with clause B6

Amended Plans Provided on 9/5/2022

The amended plans proposes to retain the exiting access and parking area which is partially within the road reserve. However original approval for N0410/15 was for a parking facility located within the subject site. The Road asset teams concurrence is required to retain the existing parking arrangement before Development Engineering can provide approval.

Review 24/5/2022

The amended plans proposes no changes to the exiting access and parking area and no works are proposed within the road reserve. No objections to proposed works within the site.

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:

Nil.