

Roads and Assets Referral Response

Application Number:	REV2022/0024
Proposed Development:	Review of Determination of Application DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club
Date:	12/01/2023
To:	Adam Susko
Land to be developed (Address):	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

Reasons for referral

Works proposed by the development may impact on existing Council road assets (eg. kerb and gutter, footpath, retaining walls, landscaping) or results in new structures/encroachments being created within the road reserve. Council's Road Asset Managers are required to review the development application and if necessary liaise with Council's Development Engineering and/or Traffic Management Teams to ensure appropriate conditions are considered.

Officer comments

The extension of the building (garages) into the Council car park is noted resulting in a trapped low point in the car park to the north of the extension/kerb. The proposal will result in flooding of parking spaces in car park in wet weather. The proposal must consider the impact on stormwater impacts and runoff in the car park.

Until this issue is addressed, the proposal will not be supported.

For Information, comments provided as part of previous Development Applications :

Earlier comments include

The proposed extension of the boat garage into the car park is noted. It is assumed the shipping containers will be removed. The plans do not indicate the Ausgrid street light impact by the works. This will need to be relocated. The survey plans indicate the gutter flows from north to south. The extension of the garage to the west will create a trapped low point preventing gutter flows to the south past the club. The resulting pond of water will collect at the kerb ramp to pathway on the north side of the building. The stormwater issues have not been adequately addressed. The Landscape Plan proposal indicates changes to the kerb alignment on the east boundary of the car park/basket ball court although no details are provided. Detailed engineering design and Council approval from Transport and Civil Infrastructure Assets and/or Parks Assets will be required prior to obtaining a construction certificate.

17/7/2022 The amended plans do not appear to have addressed the above drainage issues. The proposal impedes the runoff of stormwater from Council's car park asset and would appear to redirect runoff in the direction of the "Proposed drop off area and emergency vehicle access" towards the building forecourt and entry based on the survey levels provided.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Roads and Assets Conditions:

Nil.