

Engineering Referral Response

Application Number:	DA2024/1409
Proposed Development:	Reconfiguration of the existing marina to a nine (9) berth marina and subdivision into eight (8) lots including: concept building envelopes for boat sheds on proposed Lots 5 and 6; associated landscaping and demolition; and extension to an existing seawall and associated land reclamation being Nominated Integrated development.
Date:	15/01/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 295 DP 820302 , 122 A Crescent 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 to reconfigure the approved marina configuration is not opposed however further information is required as to the current condition of the existing concrete hardstand area and retaining wall structures that are to be retained.

The structural engineers report of these structures is only visual and provides no guidance as to the remaining useful life of these structures. This needs to be determined at the development application stage to determine if the structures are viable to be retained for the life of the proposed marina development all need to be replaced and rebuilt in some form.

The applicant is to provide a detailed structural engineers report to determine the remaining useful life of the hardstand area and associated retaining wall structures so Council can make a determination in relation to their retention via appropriate conditions of consent. Non destructive structural testing may also need to be carried out to inform the structural engineers report. The structural engineer is also to be NER or RPENG accredited in structural engineering details of which are to be provided to Council.

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.