

Engineering Referral Response

Application Number:	DA2023/1637
Proposed Development:	Construction of a carport
Date:	21/11/2023
To:	Ramona Smith
Land to be developed (Address):	Lot 10 DP 758016 , 30 Corkery Crescent ALLAMBIE HEIGHTS NSW 2100

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

21/11/2023:

Development Application is for construction of a carport located near the base of the existing driveway in front on the site residence.

Carport design levels shown on the submitted plans are wrong. Design level is 6 while the survey level of carport area is 81.3.

Carport slab grade should not be more than 5%. It is evident from google view that existing layback has been modified, seems like owner is facing vehicle bottom scraping while driving over it. Consultant Engineer to consider this issue in the design, eliminate the modification of existing layback and design new layback based on swept path analyses of a low line vehicle avoiding any vehicle bottom scraping, details to be provided. Engineer to also provide longitudinal section of existing driveway matching with proposed carport showing levels and grades.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$[INSERT].

Crossing / Kerb & Gutter / Footpath Works

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent a bond of \$[INSERT].

Road Works

As security against any damage or failure to complete the construction of road pavement/shoulder reconstruction works required as part of this consent a bond of \$[INSERT].

Security Bond

As security against damage to Council's roads fronting the site caused by the transport and disposal of materials and equipment to and from the site a bond of \$[INSERT].

Maintenance for Civil Works

A maintenance bond of \$[INSERT] for the construction of [INSERT]. The maintenance bond will only be refunded upon completion of the six month maintenance period, if work has been completed in accordance with the approved plans and to the satisfaction of Council. The maintenance bond is to be paid prior to Council prior to issuing of practical completion.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.