

Engineering Referral Response

Application Number:	Mod2023/0091
Proposed Development:	Modification of Development Consent DA2018/1382 granted for alterations and additions to a dwelling house
Date:	06/06/2023
To:	Phil Lane
Land to be developed (Address):	Lot 24 DP 13457 , 104 Prince Alfred Parade 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 proposed modification proposes to maintain the existing driveway crossing which is not supported. The original application included a structural report for the driveway indicating that the structure is unsound and needs to be replaced. The profile for the replacement crossing with the original application complied with Council's requirements. The revised profile does not comply and as such is not acceptable.

Development Engineering cannot support the proposed modification due to insufficient information to address vehicular access in accordance with clause B6 of the DCP.

Additional Information submitted 23/05/23

The Engineering certification is acceptable.

Development Engineering support the proposed modification subject to the modification of condition 8 of the consent to add the reference to the engineering plans, and the deletion of condition 17 of consent DA2028/1382.

8. Submission Roads Act Application for Civil Works in the Public Road

An Application for Works to be approved within Council Roadway, including engineering plans is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for the design of the suspended

driveway crossing through the nature strip which is to be generally in accordance with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and/ or Council's Minor Works Policy. The plan shall be prepared by a qualified structural engineer. The design must include the following information:

1. Structural details for the supporting structure and suspended slab.
2. A barrier along either side of the suspended slab in accordance with AS/NZS 2890.1:2004 Section 2.4.5
3. Location of all existing public utility services. Note where any services are to be impacted as part of the works, a letter from the relevant authority outlining their consent is to be provided with the application.
4. Traffic Management Plan.
5. The driveway is to be constructed generally in accordance with the plans by Stellen Consulting, drawing CV-000 & CV-001 Rev) dated 14/02/2023.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval from Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the driveway design and construction is in accordance with Council's requirements.

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.