

Engineering Referral Response

Application Number:	DA2021/1682
Date:	23/09/2021
To:	Kent Bull
Land to be developed (Address):	Lot 171 DP 709495 , 14 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 proposal is for storage, carport and lift over the footprint of the existing concrete slab.

Carport

The SEE report states that the carport is located at the first floor with the storage area on the ground floor however, the architectural plans shows parking on the ground floor but states carport on the first floor. As the access to the proposed carport is via the existing right of carriageway it is unclear how the carport can be on the first floor with significant level differences. The plans are to clearly indicate the proposed location of the carport and show the proposed levels. A long section is to be provided for the access to the carport from the right of carriageway. The gradient for the access driveway off the existing right of carriageway are to be in accordance with AS2890.1

Geotechnical

The site is located within the H1 hazard area and as such a geotechnical engineers report and Forms 1 & 1A are required to be submitted in accordance with Geotechnical Risk Management Policy for Pittwater – 2009.

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

- *Vehicle access for the development*
- *Geotechnical Hazard*

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.