

Engineering Referral Response

Application Number:	DA2019/1338
To:	Julie Edwards
Land to be developed (Address):	Lot 11 DP 10548 , 14 Gladstone Street 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 inter-allotment drainage system for the two lots proposes a disposal drainage system by a level spreader system in Lot A is not supported for two dwellings. The inter-allotment drainage must be free flowing to Council's drainage system. All roof stormwater drainage from the two dwellings are to be collected and connected via the rain water tank and discharged to Council's piped drainage system in Bishop Street.

Council's Stormwater and Floodplain officer have not supported the application. This may result in amendments to proposed floor levels alteration to the design of the dwelling which may have an impact on access to the proposed lots.

As result of in adequate information the proposed development cannot be supported.

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.