

Engineering Referral Response

Application Number:	DA2024/0934
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	10/09/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 26 DP 19380 , 26 Trevor 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

10/09/2024

Council's Development Engineer requests additional information to be submitted regarding the stormwater design.

Structures Located Adjacent to Council's Drainage Infrastructures

Council's drainage infrastructure running adjacent to the subject site's western boundary has been confirmed to be outside of the subject property when a DA was lodged for 24 Trevor Road in a recent year. Conditions will be imposed to make sure no damage to Council's drainage infrastructures.

Stormwater

As the site is affected by flooding issues, an OSD system is not required. The proposal seeks to utilize the existing connection to Council's drainage system.

Council's Development Engineer requests additional information to be submitted regarding the stormwater design as detailed below.

- The existing connection to Council's drainage infrastructure to be retained shall be verified by a licensed plumber to be in good working condition.
- The invert level at the existing point of connection to Council's drainage system shall be verified on site by a registered surveyor/licensed plumber.

Site Access and Parking

The driveway gradients are generally satisfactory subject to conditions.

Flooding

Council's flooding team provided comments supporting this proposal subject to conditions.

Geotechnical Investigation

A geotechnical report has been provided by White Geotechnical Group, dated 25/06/2024, which is generally satisfactory.

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.