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Subject: Online Submission

10/10/2019

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- 3 Howell CL
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RE: DA2019/1029 - 10 Grandview Drive NEWPORT NSW 2106

Dear Megan,

As the property owners of 3 Howell Close, Newport we would like to make a submission regarding Development Application D2019/1029.

We generally support the application and the modifications proposed for the property, however have some concerns regarding stormwater and drainage.

Due to the substantial slope of 10 Grandview Drive Newport, we have concerns with the proposed works. Our property and others in Howell Close, have been subject to flood events in recent years with one of the contributing factors being, excessive stormwater surface runoff from properties from Grandview Drive. We are concerned that these works will further contribute to this without the necessary drainage works completed.

We appreciate Council's considered response and/or incorporation of the following into any approved consent conditions.

1) Stormwater Runoff

The proposal notes an additional area of 29sqm of roof surface. This area of rainfall is captured and discharged into the existing stormwater system. We believe the application provides insufficient details and evidence that the existing stormwater system can accommodate the additional volume of water that will be generated and as a result could lead to uncontrolled discharge of stormwater from the property. The application is unclear where the existing stormwater system discharges at the rear boundary and evidence that the swale located in the Crown of Newport Reserve (between 3 Howell Close and 10 Grandview Drive) is sufficiently sized and designed to accommodate further volumes of water. Further information on these aspects would be appreciated.

2) Subsurface Drainage

The Geotechnical report outlines an "Example of good hillside practice". One of the key principals of this design includes subsurface drainage. We query if the proposed works require subsurface drainage?

3) Tree & Shrub removal

The SEE mentions no large trees or shrubs are to be removed. It would be expected that a condition of the DA should be that no removal of trees or shrubs is allowed. This is aligned to the "examples of good hillside practice" in the geo tech report, which notes vegetation should be retained.

4) Monitoring of works during and post completion

Due to the topography of the site, we believe the footing works should be monitored during and post completion by a qualified geotechnical engineer to monitor any land movements. We also query if an additional sediment fence is required at the rear boundary as a secondary measure due to the significant slope of the site.

We appreciate your response to these concerns.

Regards

3 Howell Close