Engineering Referral Response

Application Number:	DA2023/0885
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/09/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 214956 , 30 Herbert Avenue 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 development is on a low level property which cannot drain to the street. The stormwater management plans provide for an on site detention system and a level spreader. The design appears acceptable, however as per Appendix 2 of Council's *Water Management for Development Policy Version 2, 26 February 2021*, the applicant is required to seek a drainage easement through downstream properties before Council will accept an absorption system or OSD/ level spreader design. The owner/ applicant is required to contact the owners of No. 5, 7, 9 & 11 Elvina Avenue and obtain an easement through one of these properties. The owners of these properties need to be presented with the Appendix 2 form and either accept or decline the request. Evidence needs to be provided to Council. If a downstream owner agrees to a drainage easement, the Atlantis cell spreader system will not be required and stormwater can be discharged from the on-site detention system through the drainage easement.

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.