

Engineering Referral Response

Application Number:	DA2020/1780
Date:	16/03/2021
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 1229229 , 145 A Crescent 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

16/03/2021:

This proposal is for the construction of a two-story residential dwelling with a double garage on a vacant lot.

Access

Access to the proposed dwelling will be via a concrete driveway extending from the existing driveway which traverses the land at the southern (primary) boundary of the site.

Applicant make sure that all internal driveways, vehicle turning areas, garage opening widths and parking space dimensions, headroom clearances, gradients and safe sight distances etc. shall be designed comply with AS 2890.

Excavation

Approximately 6m deep excavation is proposed to the hill side for the double garage.

Applicant to incorporate the site Geotechnical Report prepared by GDK Keighran Geotechnics dated 30th Nov 2020 into the design and construction plans.

Stormwater

The provided stormwater Management Plan dated 22/10/2018, sheet 02, Rev 05 prepared by Midcoast Design and Drafting, shows the provision of 2X5000lt rainwater tanks.

While this is a new development and as per Water Management for Development Policy, an On-site Detention(OSD) System is required.

Applicant to provide the Stormwater Management Plans showing details of provision, location, volume of OSD, size of orifice plate, discharge rate and final site stormwater discharge to Crescent Road and any other relevant information.

Please note: A 24X7 free access is required to the OSD at site.

In the absence of required information, Development Engineer can not support the application.

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.