

Engineering Referral Response

Application Number:	DA2019/0603
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 2 DP 513044 , 3 Hudson Parade AVALON BEACH NSW 2107

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 subject site is burdened by a Council piped drainage system. The applicant is required to demonstrate compliance with Pittwater Council's Pittwater 21 DCP 2014 Clause B5.12 Stormwater Drainage Systems and Natural Watercourses, Structures Over and Adjacent to Easements, Piped Drainage System or Natural Watercourses. This consists of accurately locating, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans which show the proposed works. This should be carried out by a service locating contractor and registered surveyor. (The applicant will need to provide evidence of methodology used for locating). A plan outlining the indicative locations of Council's stormwater infrastructure is available from Council's website – Planning and Development – Applications (e services) – Planning - Planning maps – stormwater maps.

The stormwater maps can be viewed by following the below instructions.

Northern Beaches Council has public stormwater drainage maps online. Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers.
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

THIS INFORMATION IS PROVIDED UNDER THE FOLLOWING CONDITIONS:

The information shown on the stormwater drainage map is indicative only and outlines the approximate locations of Council-owned stormwater infrastructure according to Council's records. Please note that there may be drainage assets in place that Council do not have records of, or infrastructure that has been upgraded, replaced or removed since this information was recorded.

Council shall be in no way liable for any loss, damage or injury as a result of the use of this data. Northern Beaches Council has the copyright of this data and it should not be passed on to anyone, without the consent of Northern Beaches Council's Stormwater Assets Engineer or Stormwater Assets Technician.

The site also appears to be burdened by a right of carriageway (A) and easement to drain water (B). The proposed works encroach into both (A) and (B). It is considered that in terms of (A), either the design is altered to ensure all structures are located out of this area or the application obtains written consent from the beneficiary to alter the extent of (A) to suit the works. In terms of (B), owners consent for the works in this easement will be required to be submitted.

The proposal also includes the provision of a parking area within the Drainage Reserve. This work is not permitted and all reference to this structure is to be removed from the plans.

The proposed impervious area exceeds 50 square metres and as such the proposal will require on-site stormwater detention (OSD).

The internal driveway grade exceeds 1 in 4 which is not permitted. The driveway crossing is to be reconstructed as part of the works.

The site is within the H1 Geotechnical Hazard area and as such a Geotechnical Report in accordance with the Geotechnical Risk Management Policy for Pittwater is required for the proposal.

Development Engineers cannot support the proposal due to insufficient information to address clauses B3.1, B5.7, B5.12 and B6.2.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.