

Engineering Referral Response

Application Number:	DA2019/0268
To:	David Auster
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

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

Comments on the amended plans:

The plans still detail a stand of trees located within Council's 3m wide stormwater drainage easement which runs parallel. The stand of trees needs to be located outside Council's 3m wide drainage easement. Additionally the plans propose to use artificial porous turf for the basketball half court. Technical details on the porous characteristics, drainage and typical cross section details of the artificial turf are to be provided to Council for assessment.

Amended plan submitted to address below concerns. Please see Trim.

The proposal for a volley ball court and recreation area is not supported for the following reasons:

- 1) The site plans detail a landscaped buffer area within Council's 3m wide drainage easement. The landscaping buffer is to be fully relocated clear of the council easement.
- 2) As the impervious area is greater than 50m² and in accordance with the Pittwater DCP 21, section B5.7 the development will require the provision of On site stormwater detention in accordance with this policy.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.