

Engineering Referral Response

Application Number:	DA2021/0311
Date:	17/05/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099

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 appears to be burdened by a Council drainage easement that traverses the rear of the site. Council's records indicate that there is a stormwater pipeline that traverses the site diagonally from the existing stormwater pit in The Circle to a pit in the reserve at the rear of the site. In this regard, the applicant is required to demonstrate compliance with Council's Water Management Policy Clause 6.1. 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 the methodology used for locating). A plan outlining the indicative locations of Council's stormwater infrastructure is available from Council's website. 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>

The proposed driveway crossing must be relocated a minimum of 1 metre from the existing Council pit in The Circle to ensure future vehicle movements do not impact this infrastructure. It is noted that Council's Traffic Engineer requires a minimum 5.5 metre wide crossing which is to extend a minimum of 6 metres into the property. It is considered a revised design incorporating these requirements must be submitted for assessment. Council's standard drawing A4/3330/1 Normal must be used for the driveway crossing with internal transitions in accordance with AS/NZS2890.1:2004.

The submitted drainage design is satisfactory subject to conditions.

Development Engineers cannot support the application due to insufficient information to address

clauses C2 and C6 of Warringah DCP.

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.