

## Engineering Referral Response

|                                 |  |
|---------------------------------|--|
| Application Number:             | DA2019/1043  |
| To:                             | Phil Lane  |
| Land to be developed (Address): | Lot 132 DP 12315 , 7 Waimea Street NORTH BALGOWLAH<br>NSW 2093 |

### 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

#### Stormwater Drainage:

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Warringah Stormwater Drainage from Low Level Properties Technical Specification Section 2.2. In particular, the following matters are raised with regard to this Specification:

1. The applicant will need to follow the Steps in this Specification and demonstrate that Step 1 is not available for stormwater disposal. If the property owner is unable to obtain an easement through adjoining downstream property, evidence of a refusal letter from the downstream property owner or a Statutory Declaration by the property owner shall be submitted in accordance with this Clause.
2. Attachment 2, it has not been demonstrated that the proposed on-site absorption system complies with the design guidelines. A Geotechnical report addressing the requirements of Attachment 2 On-site Absorption Design Guidelines shall be submitted.

The proposed application cannot be supported by Development Engineering due to lack of information to address

- Stormwater drainage for the development in accordance with clause C4 Stormwater.

### Referral Body Recommendation

Recommended for refusal

**Refusal comments**

**Recommended Engineering Conditions:**

Nil.