

Engineering Referral Response

Application Number:	DA2018/1828
To:	Alex Keller
Land to be developed (Address):	Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS NSW 2097

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

Council Stormwater Assets:

The Stormwater Concept Plan proposes the construction of a Kerb Inlet Pit (KIP) over Council's road drainage network. Insufficient detail of this pipeline has been provided for assessment. The applicant shall demonstrate compliance with Council's Building Over or Adjacent to Constructed Drainage Systems and Easements Technical Specification. This consists of accurately locating, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure in accordance with Section 8.1 of the Technical Specification. Council has public stormwater drainage maps online as a reference for detailed investigation, available under "Stormwater" overlay map:
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

The proposed KIP within Berith Street shall not be located within the proposed driveway. A minimum clearance of 1 metre from driveways is typically required. The location of the proposed pit may impact on the internal OSD design and location, as tailwater conditions from the receiving drainage system shall be considered. In addition, it shall be demonstrated that there will be no adverse impact on Council's road drainage system.

Note to Planning: the letter relating to stormwater details states that a DRAINS file has been submitted for review, however this cannot be found in TRIM for assessment.

A Geotechnical report has not been provided. Please consider this in Planning assessment.

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

- Detailed information of Council's Stormwater pipeline in accordance with clause C6 Building over or adjacent to Constructed Council Drainage Easements.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.