

Engineering Referral Response

Application Number:	DA2018/1800
To:	Daniel Milliken
Land to be developed (Address):	Lot 101 DP 868560 , 93 McIntosh Road 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

I refer to Development Engineering Referral Response dated 05/02/19 and additional information provided by the Applicant.

Council Stormwater Assets:

The Applicant has provided an Easement Report to address the proposed reduced easement width of 1.5m. The Report has been considered and discussed with Council's Stormwater Engineering section. The proposed drainage easement over the relocated Council stormwater infrastructure is unsatisfactory. In this regard, the easement shall be in accordance with Council's Building Over or Adjacent Constructed Council Drainage Systems and Easements Technical Specification Section 5, with a minimum easement width of 3.0m. This advice is consistent with previous Development Engineering advice.

The matter relating to owners consent for the proposed stormwater works within adjoining lands to the east (89 McIntosh Road, Narraweena) does not appear to have been addressed. In addition, the relocated stormwater pipeline shall connect to the receiving downstream pipeline in a straightened alignment by reconstructing and/or relocating existing stormwater assets on adjoining land.

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

- Council's Stormwater easement for the development 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.