

Engineering Referral Response

Application Number:	DA2019/0147
To:	Alex Keller
Land to be developed (Address):	Lot 2 DP 555153 , 105 Ocean Street NARRABEEN NSW 2101

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

Subdivision:

It is noted that the Withdrawal Letter sent to the Applicant on 8 March 2019 states that Council cannot support the application due to unsatisfactory lot areas and other non-compliances. In addition, the following engineering matter is raised:

- Insufficient information has been provided to demonstrate a legal point of stormwater discharge for each proposed lot. No drainage easements have been proposed.

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

- Requirements for proposed subdivision with clause C1 Subdivision.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.