

Engineering Referral Response

Application Number:	DA2019/0361
To:	Seth Dias
Land to be developed (Address):	Lot 8 DP 6248 , 32 Neptune Road NEWPORT NSW 2106

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 proposed granny flat will require provision for OSD in accordance with Northern Beaches Council's clause B5.7 Pittwater DCP 2014. Appropriate conditions of approval can be recommended to comply with the DCP.

The subject site has been identified as being located in a Geotechnical Hazard area H1. No Geotechnical Risk assessment have been undertaken in accordance with Clause B3.1 Pittwater 21 DCP 2014.

As result the proposed development cannot be supported.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.