

Engineering Referral Response

Application Number:	DA2019/0268
To:	David Auster
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

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 proposal for a volley ball court and recreation area is not supported for the following reasons:

1) The site plans detail a landscaped buffer area within councils 3m wide drainage easement . The landscaping buffer is to be fully relocated clear of the council easement.

2)As the impervious area is great than 50m² and in accordance with the Pittwater DCP 21, section B5.7 the development will require the provision of On site stormwater detention in accordance with this policy.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.