

Engineering Referral Response

Application Number:	DA2021/2656
Date:	31/03/2022
To:	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 527582 , 12 Lagoon Street NARRABEEN NSW 2101 Lot 4 DP 656541 , 12 Lagoon Street NARRABEEN NSW 2101 Lot A DP 371672 , 12 Lagoon Street NARRABEEN NSW 2101 Lot 1 DP 1078838 , 12 Lagoon 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

The proposal is for the extension of the existing building and the regrading and reconfiguration of the existing carpark.

Council's systems indicate that there is a stormwater pipe extending from Wellington St to the carpark within the site in close proximity to the proposed works. As the ownership of the pipe is unclear Council's stormwater engineer has requested the following additional information:

- Clarification of the ownership of the pipe via the plan showing the drainage system for the site to indicate if only private drainage is connected to the pipe.
- Additional details as to the beneficiaries of the drainage easement R1 shown in the survey plan by Realserve dated 23/2/2021.

Please note that concurrence from Council's Stormwater Engineering section will be required.

Note to planner: The proposal includes the regrading of the carpark. Please request the Flood team to assess the impact on flood storage due to the change in levels.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.