

## Engineering Referral Response

Application Number:	DA2019/1530
To:	Georgia Quinn
Land to be developed (Address):	Lot 2 DP 17397 , 19 Cooleena Road ELANORA HEIGHTS 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

Comments for Development Engineers:

1. The site is located within the Geotechnical Hazard Area. An "Acceptable Risk Management" Level is achieved in accordance with the geotechnical report provided by Ascent Geotechnical Consulting, dated 4 December 2019.

Development Engineer has assessed the application and cannot approve it due to the following reasons.

1. The site seems to be affected by overland flow. A flood report shall be submitted to Council for further assessment.

2. Council's records indicate that the subject property may be/is burdened by a Council stormwater pipeline. Only drainage easement is shown on the submitted survey plan. The applicant shall demonstrate compliance with Council's Clause B5.12 of Pittwater DCP21. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

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

Council's stormwater assets and overland flow for the development in accordance with Clause B5.12 of Pittwater DCP21.

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.