

Engineering Referral Response

Application Number:	DA2019/1454
To:	Georgia Quinn
Land to be developed (Address):	Lot 17 DP 6195 , 26 Grandview Parade MONA VALE NSW 2103

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

Council's records show that Council's drainage system traverses the subject property and may be impacted by the proposed development. The swimming pool requires excavation which requires geotechnical assessment. As result of lack of information provided with the application the Development Engineers cannot support the proposal due to the following reasons:

- Applicant has not located Council's drainage system in accordance with clause B 5.12 Pittwater 21 DCP 2014. In this regard Council's drainage system must be accurately located, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans, which show the proposed works. This should be carried out by a service locating contractor and registered surveyor. (The applicant will need to provide evidence of methodology used for locating).
- Applicant has not provided details to show that all proposed structures are located clear of any Council drainage system. It is be noted that drainage easement in favour of Council will be required in accordance with clause B 5.12 Pittwater 21 DCP 2014.
- According to Council's record subject site is affected by stormwater overland flow. A hydraulic engineer's report is to be prepared for all storms up to the 1 in 100 year ARI flows, demonstrating how the stormwater overland flow is managed within the property ensuring no impact to adjoining properties as a result of the proposed development. A Hec-Ras computer model is preferred for this application. In this regard the pre-development and post-development 100 year stormwater flow plans are required.
- The excavation for the proposed swimming pool appears to be in excess of 1.0 meter. In accordance with Council's Pittwater 21 DCP 2014 clause B3.1 the applicant has not submitted a Geotechnical Risk assessment report to Council.

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.