

Engineering Referral Response

Application Number:	DA2019/0774
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 9 DP 216532 , 40 Maxwell Street 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

The subject site is burdened by a Council drainage easement and stormwater infrastructure. The proposed secondary dwelling is located adjacent to the easement and as such the applicant is required to demonstrate compliance with Pittwater Council's Pittwater 21 DCP 2014 Clause B5.12 Stormwater Drainage Systems and Natural Watercourses, Structures Over and Adjacent to Easements, Piped Drainage System or Natural Watercourses.

This consists of accurately locating, 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). The stormwater maps can be viewed by following the below instructions.

Northern Beaches Council has public stormwater drainage maps online. Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers. <https://services.northernbeaches.nsw.gov.au/icongis/index.html>

THIS INFORMATION IS PROVIDED UNDER THE FOLLOWING CONDITIONS:

The information shown on the stormwater drainage map is indicative only and outlines the approximate locations of Council-owned stormwater infrastructure according to Council's records. Please note that there may be drainage assets in place that Council do not have records of, or infrastructure that has been upgraded, replaced or removed since this information was recorded. Confirmation of the location and condition of the infrastructure and/or easements should be obtained prior to any of the following being carried out:

- (a) construction work; or
- (b) design work; or
- (c) purchase of the property; or
- (d) other actions relevant to Council stormwater infrastructure.

Northern Beaches Council does not warrant that the data does not contain errors. Northern Beaches Council shall be in no way liable for any loss, damage or injury as a result of the use of this data. Northern Beaches Council has the copyright of this data and it should not be passed on to anyone, without the consent of Northern Beaches Council's Stormwater Assets Engineer or Stormwater Assets Technician.

The existing driveway crossing is to remain which is satisfactory and connection of stormwater to the existing system is acceptable.

The site subject to the Geotechnical Risk Management Policy and as such a Geotechnical Report in accordance with the policy must be submitted with the proposal.

Development Engineers cannot support the application due to insufficient information to address clauses B5.12 and B3.1 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.