

Engineering Referral Response

Application Number:	DA2020/0525
Date:	12/06/2020
To:	Gareth David
Land to be developed (Address):	Lot 26 DP 758044 , 12 Nolan Place BALGOWLAH HEIGHTS NSW 2093

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 indicate the subject property is burdened by a 375mm diameter Council stormwater pipeline (SPI 40845) which traverses across the site.

In this regard, the applicant is required to demonstrate the development can comply with Council's Drainage Easements Policy – D100. The following details are submitted with the application:

- 1) Accurately locate, confirm dimensions including depth and plot to scale Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided).
- 2) All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned policy.
- 3) Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

As the above, Development Engineering cannot support the application when the pipeline information is missing.

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.