

Engineering Referral Response

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| Application Number: | DA2019/0134 |
| To: | Adam Urbancic |
| Land to be developed (Address): | Lot 16 DP 23008 , 74 Narrabeen Park Parade WARRIEWOOD NSW 2102 |

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

A review of the submitted drainage plan indicates that the consultant proposes to discharge the flow from the site via an OSD system into a dispersion trench located under the proposed home office which is not acceptable. It is unclear from the plan how the water from the roofed area of the office will be collected and controlled in this system. The position of the office appears to be inconsistent with the architectural plan as it appears to be located closer to the rear boundary. A review of the Geotechnical report indicates that the consultant recommends that stormwater from the new building gutters, down pipes and stormwater intercept trenches should be connected to a new stormwater system and discharged to the Council's stormwater system off site. As this site is affected by the H1 Geotechnical Hazard the method of stormwater disposal must be supported by the Geotechnical Consultant stating that the on-site disposal achieves the 'Acceptable Level' of risk as defined in the Geotechnical Risk Management Policy for Pittwater.

Development Engineers cannot support the application due to insufficient information to assess clauses B3.1, B5.7 and B5.10 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.