

Engineering Referral Response

Application Number:	DA2019/0498
To:	Megan Surtees
Land to be developed (Address):	Lot 34 DP 22361 , 21 Ruskin Rowe AVALON BEACH NSW 2107

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 record has identified that the Council's drainage system is traversing the subject property which may be impacted by the proposed development. As result Development Engineers cannot be support the proposal due to the following reasons:-

- Applicant has not located Council's drainage system in accordance with clause B5.12 Pittwater 21 DCP 2014. in this regards 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 including the footing details. 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 proposed Glazed landscape footings are to be located clear of Council's drainage easement and located at least 1.0 meter clear of Council drainage pipe.
- Applicant has not provided details to show that all proposed structures are located clear of any Council drainage system.

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/0498

Recommended Engineering Conditions:

Nil.