

Engineering Referral Response

Application Number:	DA2019/0200
To:	Claire Ryan
Land to be developed (Address):	Lot A DP 402556 , 130 Old Pittwater Road BROOKVALE NSW 2100

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 Stormwater Infrastructure:

Insufficient information has been provided to demonstrate compliance with Council's Water Management Policy Section 6 and Council's Building Over and Adjacent to Constructed Council Drainage Systems and Easements Technical Specification. In particular, a plan demonstrating access for the purposes of reconstruction and maintenance has not been detailed and cross-sectional information has not been provided to demonstrate vertical and horizontal clearances of structures over Council's easement in accordance with Section 6.1 and 6.1.1 respectively. A maintenance plan shall be submitted, including consideration for access from the public road to the Baramy (or approved equivalent) device, the drainage channel proposed along the northern boundary of the adjoining development, and the drainage channel at the rear of the subject development by standard Council maintenance machinery. In addition, a plan demonstrating existing and/or proposed easements for drainage purposes/Rights of Way within the subject and adjoining development shall be submitted to Council for consideration.

Stormwater:

Insufficient information has been provided to demonstrate compliance with Council's Water Management Policy Section 9.1, and Council's Onsite Stormwater Detention (OSD) Technical Specification. The minimum information required to be submitted is detailed in Section 3.3, including the provision of DRAINS model. The submission of any DRAINS file should include the adjoining development at 138-140 Old Pittwater Road.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater.
- Council's stormwater infrastructure and pipeline clearance for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.