

Engineering Referral Response

Application Number:	DA2021/1043
Date:	03/08/2021
To:	Ashley Warnest
Land to be developed (Address):	Lot 1 DP 303477 , 43 Warraba Road NORTH NARRABEEN NSW 2101

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 Site Analysis plan shows the site stormwater discharging to the rear but no details of an easement are shown in the plan or survey. The applicant shall submit a stormwater management plan demonstrating how the stormwater from the site is discharged to the council system in accordance with Council's Water Management for Development Policy.

As the site falls to the rear, if the proposed discharge is via an easement and the proposal increases the impervious area by greater than 50m2 then OSD will be required in accordance with Clause 9.3.1. Evidence of an existing easement benefitting the site or owners consent for an easement must be provided.

If an easement is not possible stormwater discharge from the site shall be in accordance with Clause 5.5.

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

- Stormwater drainage for the development in accordance with Council's Water Management for Development Policy.

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.