

## Engineering Referral Response

<b>Application Number:</b>	DA2020/0076
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 92 DP 1052243 , 24 Bungan Head Road NEWPORT NSW 2106 Lot 1 DP 634714 , 7 Bushrangers Hill NEWPORT NSW 2106

### 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 proposed subdivision includes an extension of the inter-allotment drainage system to facilitate the disposal of stormwater from the existing dwelling at 24 Bungan Head Road. The submitted documentation does not provide the evidence that the current allotment has a legal drainage easement over the downstream lots. In this regard the applicant must provide a copy of the 88B instrument for the parent lot (Lot 9) in deposited plan DP 263921.

The proposal is located within the H1 Geotechnical Hazard Area and a Geotechnical report in accordance with the Geotechnical Risk Management Policy for Pittwater must be provided for the application.

Development Engineers cannot support the application due to insufficient information to address clauses B5.10 and B8.1 of Pittwater 21 DCP 2014.

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.