

Engineering Referral Response

Application Number:	DA2019/0102
To:	Rhiannon McLardy
Land to be developed (Address):	Lot 20 DP 22275 , 60 Binburra Avenue 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

Comments for Development Engineers:

1. The site is partly inside the geotechnical hazard H1 Area.
2. Council's stormwater pipelines are located within the development site. Structures need to be away from the council pipelines. Stormwater easement needs to be created.
3. Council's flooding team proposes objection to the application.
4. It is a low level property, stormwater is proposed to be connected to the existing system.
5. The new crossing is to be constructed with Council's "ML Profile".

Development Engineers have reviewed the proposal and cannot support it due to the following reasons.

1. The submitted documents haven't demonstrated compliance with Clause B5.12 in Pittwater DCP21 2014. To demonstrate compliance with "Pittwater 21 Development Control Plan: B5.12 Stormwater Drainage Systems and Natural Watercourses", it is recommended that the following details are submitted with any application.

- Accurately locate, confirm dimensions including depth and **plot to scale** Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided).
- If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline attached.
- **All structures** are to be located clear of any Council pipeline, pit or easement.
- Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned DCP.

- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.
2. The updated detailed geotechnical report dated 1 May 2018 must be submitted with the current application to Council for further assessment.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.