

## Engineering Referral Response

<b>Application Number:</b>	DA2019/1032
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot A DP 161572 , 71 George Street 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 50m<sup>2</sup> 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 not located within the Geotechnical Hazard Area. No significant excavation is required. No geotechnical report is required.
2. Council's Normal High Profile is recommended.

Development Engineers have assessed the proposal and cannot support it due to the following reason.

Council's records indicate that the subject property may be/is burdened by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Clause B5.12 Stormwater Drainage Systems and Natural Watercourses of Pittwater DCP21. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans in accordance with Clause B5.12 Stormwater Drainage Systems and Natural Watercourses of Pittwater DCP21.

Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

Failure to comply with Clause B5.12 Stormwater Drainage Systems and Natural Watercourses of Pittwater DCP21.

**Referral Body Recommendation**

Recommended for refusal

**Refusal comments**

**Recommended Engineering Conditions:**

Nil.