

Engineering Referral Response

Application Number:	DA2019/1144
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 10 DP 243737 , 13 Hunter Street South WARRIEWOOD NSW 2102

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's records indicates that the proposed alteration and addition is located adjacent to Council stormwater pipe and easement, which may affect the structural integrity Council's drainage infrastructure. Applicant has not located Council's pipe and drainage system, required in accordance with clause B5.12 Pittwater 21 DCP 2014. In this regard, Council's drainage system must be accurately located, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans demonstrating that the proposed foundation for the dwelling (proposed extension) will not affect Council's drainage infrastructure.

A service-locating contractor and a registered surveyor shall locate Council's drainage system. (The applicant will need to provide evidence of methodology used for locating Council's infrastructure).

Applicant has to provide details to show that all proposed structures and footings are located clear of any Council drainage infrastructure. As result the application can not be supported.

DATED 19/11/2019

The submitted survey plan prepared C.M.S surveyor dated 08/06/19 has not provided details of the entire location of Council's pipe within the drainage easement located along the north western rear boundary. The proposed extension is located within the vicinity of Council's pipe and drainage easement. Council Drainage Assets Engineer have been consulted in regards to the submitted information and have concluded that the submitted information does not satisfy the intent of the requested additional information.

As result the application can not be supported for the reason given above.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.