Engineering Referral Response

Application Number:	DA2022/0175

Date:	17/05/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 48 DP 25497 , 5 Cambridge Avenue NARRAWEENA NSW 2099

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 proposal is for the extension to the exiting dwelling.
Council's records indicate that the subject property is burdened by a Council stormwater pipeline. The survey plan by Waterview Surveying Services indicates a buried pipe traversing the site as located by T.E. Peck Excavations Pty Ltd dated 28/5/2021. However the report by T.E.Peck Excavations has not been submitted. The applicant shall submit the report by T.E Peck Excavations to confirm the location of the Council pipeline traversing the site prior to further assessment.

Additional Information provided on 12/5/2022
The survey report by T.E.Peck Excavations has been reviewed. Insufficient information is provided in the report. The following additional information is required for assessment:

- Dimensions and invert level of the pipe and culvert.
- The pipe shall be shown on the architectural plans and sections. Specifically the offset from the edge of the stormwater asset to the proposed building and piers.
- All proposed structures are to be a minimum 1meter from the edge of the stormwater asset.

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.