

Engineering Referral Response

Application Number:	DA2025/0367
Proposed Development:	Construction of a dual occupancy (detached)
Date:	12/06/2025
To:	Thomas Burns
Land to be developed (Address):	Lot A DP 396160 , 22 Suffolk Avenue COLLAROY NSW 2097

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 records indicate that the subject property is impacted by Council's stormwater drainage assets located along the southern boundary. The architectural plans show proposed building works encroaching on the Council's drainage easement and asset.

The applicant must demonstrate compliance with Northern Beaches Council's Water Management for Development Policy, specifically clauses 6.0 and 6.7, which pertain to "Stormwater Drainage System" for any development over or adjacent to Council's constructed drainage systems. This includes accurately locating, confirming dimensions, and plotting the Council's stormwater pipelines and related infrastructure to scale on the DA plans that show the proposed works clear of Council easement and drainage assets. A service locating contractor and a registered surveyor must carry out this work. The applicant is required to provide evidence of the methodology used for locating Council's stormwater drainage assets. A plan indicating the general locations (guide only) of Council's stormwater infrastructure can be accessed via the Northern Beaches Council website under "Planning and Development."

Required Actions:

- Amended building plans are needed to ensure that all structures are clear of any Council pipelines or drainage easements. The footings of any structures adjacent to an easement or pipeline must be designed in accordance with the aforementioned policy. Structural details,

prepared by a suitably qualified Civil Engineer, demonstrating compliance with Council's policy must also be submitted.

Due to insufficient information, the Development Engineers are unable to support the application for the following reasons:

- The proposed development does not comply with stormwater control requirements outlined in Part C4 of the Warringah Council DCP.
- The submitted stormwater management plan does not comply with Northern Beaches Council's "Water Management for Development Policy." In particular, the applicant has failed to provide an On-Site Detention Stormwater Management plan.
- The proposed driveway has an excessive slope. A detailed long-section plan demonstrating compliance with Council Driveway profile as outlined in Council's web page is required. <https://www.northernbeaches.nsw.gov.au/planning-development/permits-and-certification/driveway-and-vehicle-crossings>

DATED 12/06/2025

The additional information provided has been reviewed and referred to Council's Stormwater Operation and Renewal Team. In accordance with Northern Beaches Council's Water Management for Development Policy, the proposal to construct any permanent structures over or within Council 1.525m wide drainage easement, such as a roof, stairs, or similar, are not supported. As a result, the application cannot be supported in its current form

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.