

20 May, 2025

Jo & Tim Haper  
22 Suffolk Avenue  
Collaroy, NSW

By e-mail: [tharpur@tpg.com.au](mailto:tharpur@tpg.com.au)

**Re: Typical Structural Footings Detail  
at  
22 Suffolk Avenue, Collaroy  
(Job N° 24100109)  
Adjacent to Council Pipeline and Easement**

To whom it may concern,

We refer to the architectural plans prepared by Incidental Architecture, dated February 2025, which details a proposed secondary dwelling.

We have been commissioned to comment on the proposed additions adjacent to council's pipeline and easement along the Southern boundary of the property, with reference to Northern Beaches Council RFI for development application DA2025/0367. Council's pipeline and easement is shown on the attached S01, as located by Total Surveying Solutions (dated 27/03/25).

The proposed new garage, kitchen, living/dining and deck areas are wholly located outside of council's drainage easement. Further, the above referenced development areas are proposed to be cantilevered over the new garage structure to ensure that the new structural footings are well outside of council's drainage easement and below the zone of influence of the stormwater asset. Refer to the attached S02 for structural concept demonstrating the cantilevered floor structure.

The existing side access and stairway are proposed to be remediated with new footings or structures within council's drainage easement. Any new suspended accessway is to be of lightweight construction and be removable in the event that access to the council's pipeline is required.

A structural engineer must be engaged to prepare structural plans and design certification in accordance with Northern Beaches Council's requirements for building adjacent to a council drainage asset. The future structural design should be generally in accordance with the conceptual sketch on the attached S02, with footings piers founded below the zone of influence of council's stormwater pipe and a cantilevered ground floor structure. NB Consulting can be engaged to complete these works at an additional agreed upon fee.

We trust that the above and attached satisfies the requirements of the above mentioned council RFI, however please contact the undersigned if you have any further queries.

Yours faithfully,

**NORTHERN BEACHES CONSULTING ENGINEERS P/L**

**Nick Crowle**  
BE (Structural) MIEAust

A handwritten signature in black ink, appearing to be 'Nick Crowle'.

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