

Engineering Referral Response

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| Application Number: | DA2025/0707 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 24/06/2025 |
| To: | |
| Land to be developed (Address): | Lot 132 DP 1015612 , 25 Marlborough Avenue FRESHWATER NSW 2096 |

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 affected by a Council stormwater pipeline located adjacent to the proposed development. The submitted survey plan identifies the location of Council's drainage easement impacting the site; however, the exact position of the pipe is undetermined and may lie outside the easement boundary.

As specified in the Development Application Checklist, the applicant must demonstrate compliance with Northern Beaches Council's Water Management for Development Policy, specifically clauses 6.0 and 6.7 ("Stormwater Drainage System") regarding building over or adjacent to constructed Council drainage systems. This requires accurately locating, verifying dimensions, and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans showing the proposed works. These tasks must be performed by a service locating contractor and a registered surveyor. The applicant must also provide evidence of the methodology used to locate the Council stormwater asset.

Key requirements include:

- All structures must be positioned clear of any Council pipeline or easement, in particular the proposed lift and stairs in the lower ground floor. Details position of the Council's pipeline are to be plotted in the survey plan and DA plans

- Footings adjacent to a pipeline or easement must be designed in accordance with the relevant policy.
- If the applicant proposes to relocate, upgrade, or remove any Council infrastructure, full details must be provided.

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.