

Engineering Referral Response

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	14/11/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac 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

The proposed development has been referred by Development Engineering to Council's Stormwater Assets Section for comments on the proposed stormwater deviation works. Development engineering will recommence assessment of the application upon receipt of comments from the Stormwater Assets Section.

Engineering Comments 10.11.2025

To demonstrate compliance with Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted with any application:

1. Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided);

If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline:

<https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/media/files/2025-10/Closed%20Circuit%20Television%20Investigation%20of%20Council%20Stormwater%20Assets%20-%20Report%20Guidelines%20and%20Checklist.pdf?1763093828>

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.