Engineering Referral Response

Application Number:	DA2025/0728
Proposed Development:	Alterations and additions to a dwelling house
Date:	27/06/2025
To:	Alex Keller
Land to be developed (Address):	Lot 77 DP 11162 , 16 Kirkwood Street SEAFORTH NSW 2092

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 is near Council infrastructure present within the site (Stormwater Pipe).To demonstrate compliance with the Northern Beaches Council's Water Management for Development Policy. It is required that following details are submitted with the 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 service locating contractor and registered surveyor. (Evidence of methodology adopted used for locating stormwater system should be provided). Show the stormwater pipe on plans and produce a longitudinal section.
2. All structures are to be located clear of any council pipeline, pit or easement and comply with minimum vertical and horizontal clearances.
3. The stormwater pipe needs to be physically located by opening pits SPP43033 and SPP43032 and taking pipe and pit invert levels.
4. Stormwater drawings by H&M Consultancy dated ??.05.2025. Amend Sheet 04 to produce single pipe crossing (check capacity) from dwelling across easement, into on-site detention tank. Show levels.
5. Stormwater drawings by H&M Consultancy dated ??.05.2025. Provide two cross-sections through on-site detention basin at upstream and downstream ends of stormwater pipe to confirm compliance with Figure 1 - Footing Placement in Relation to Pipe of Section 6.1.1.1.2 Structural Provisions of the Water Management for Development Policy

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.