

Engineering Referral Response

Application Number:	DA2023/1128
Proposed Development:	Demolition works and construction of a Residential Flat Building
Date:	23/11/2023
To:	Gareth David
Land to be developed (Address):	Lot 73 DP 7413 , 27 Redman Road DEE WHY NSW 2099

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 in Region 2. On-site detention is not required as the site is flood prone. A geotechnical report has been provided. I have reviewed the stormwater management and master plans. Concern is raised regarding the encroachment of the building envelope onto Council's drainage infrastructure, namely the open channel traversing the site. The following comments from Council's Stormwater Assets team are reproduced to guide the required amendments:

1. All structures are to be located clear of any Council pipeline, pit, channel or easement and comply with minimum horizontal and vertical clearances. The minimum vertical height shall be 5.0 metres and minimum horizontal clearance shall be a minimum of 3.0 metres or the pipe/channel diameter plus 2 metres.

2. Sufficient vertical and horizontal clearance through the property to allow for machinery access to the public drainage system would also be required. The minimum vertical clearance shall be 3.5 metres and horizontal clearance shall be 3.5 metres on straight sections with increases provided as necessary on vertical and horizontal curves.

3. To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management policy PL 850 Water (Section 6- Building Over or Adjacent to Council Drainage Systems and Easements), it is recommended that the following details are submitted with any application:

- 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 attached;
- All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
- Footings of any structure adjacent to an easement, pipeline or channel are to be designed in accordance with the above-mentioned policy; and
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

4. Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specifications (Section 6):

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/engineering-specifications/building-over-or-adjacent-constructed-council-drainage-systems-and-easements-technical-specification.pdf>

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.