

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0964
<b>Date:</b>	06/07/2022
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 45 DP 15318 , 42 Bix 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 50m<sup>2</sup> 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

Applicant seeks approval for alteration & additions, carport, new vehicular crossing and swimming pool at the rear.

Council's record has identified that Council's drainage system is traversing along the rear western boundary of the subject. The proposed swimming pool can adversely impact

Council drainage infrastructure. As result Development Engineers cannot support the proposal due to the following reasons:-

- Applicant has not located Council's drainage system traversing the site in accordance with clause 6.7 Northern Beaches Council's "Water Management for Development Policy". In this regard Council's piped drainage system must be accurately located, confirming dimensions and plotting any Council's stormwater drainage assets and associated infrastructure to scale on the DA plans, which must include all proposed building works and foundations. The location of Council pipe and drainage system should be carried out by a registered surveyor and accurately plotted on the survey plan including the location of Council's drainage easement. Applicant has not provided details to show that all proposed structures are located clear of any Council drainage system.
- The subject site may be impacted by stormwater overland flow from upstream catchment. A hydraulic engineer's report shall be prepared for all storms up to the 1 in 100 year ARI, demonstrating how the stormwater overland flow is managed for pre & post development within the property ensuring no impact to adjoining properties is caused as a result of the proposed development. All habitable finished floor levels shall be a minimum of 500mm above 1% AEP stormwater overland flow established by the applicant's Engineer. The propose garage must not be lower than the 1% AEP stormwater overland flow.

The proposed driveway will impact the large trees located adjacent and within the proposed driveway/vehicular crossing. Approval and comments from Council's tree preservation officer is requested.

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.