

Engineering Referral Response

Application Number:	DA2022/0502
Date:	06/05/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 70 DP 12072 , 5 Hubert Street 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

13/04/2022:

Proposal is for relocation/construction of driveway, construction of a double carport, 1.5m timber batten front fence with sliding gate and removal of tree within the road reserve.

1) There is an existing Council drainage system traversing the subject property and will be impacted by the proposed development. As a result Development Engineer cannot support the proposal due to the following reasons;

- Applicant has not located Council's drainage systems traversing the site in accordance with Northern Beaches Council's Water Management for Development Policy. In this regards Council's drainage pipe and pits 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 the proposed works. This should be carried out by a Registered Surveyor.
- Applicant has not provided details to show that all proposed structures are located clear of any Council's drainage system.
- Applicant has not shown that all structures including the overhangs are located clear of Council's pipe and drainage easements.
- Any excavation proposed must ensure sufficient cover is provided to Council's pipe drainage systems.

2) It is also noted that Council's Landscape officer has requested additional information and advised to retain the existing street tree along frontage of site in Hubert Street. This issue is to be addressed and resolved prior to Development Engineering completing the assessment.

06/05/2022:

Council's Landscape officer is still waiting for Arborist report to assess the impact of proposed reduced driveway width on the street tree.

This issue is to be addressed and resolved prior to Development Engineering completing the assessment.

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.