

Engineering Referral Response

| | |
|---------------------------------|---|
| Application Number: | DA2020/1330 |
| Date: | 08/12/2020 |
| To: | Thomas Prosser |
| Land to be developed (Address): | Lot 25 DP 19380 , 24 Trevor Road NEWPORT NSW 2106 |

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

Council's records indicate that the subject property may be/is burdened by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Water Management for Development Policy Clause 6 Stormwater Drainage system. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans in accordance with Clause 6.7.1.1 Location and Dimension Details of this Policy. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

Compliance shall be demonstrated with Section 6.1.1.1.2 , regarding the design of footings of any buildings, structures or any retaining walls located adjacent Council's stormwater infrastructure. A concept cross-sectional plan shall be provided.

Please note that concurrence from Council's Stormwater Engineering section will be required.

Additional Information Provided On 1/12/2020

The proposed development encroaches into Council's drainage easement located along the eastern boundary of the site. The encroachment of the roof of the proposed dwelling as well as the stormwater lines into the Council easement is not supported. All structures including the roof are to be located

outside the easement. All private stormwater lines are to be located outside the easement. Clearances to the Council easement and stormwater infrastructure are to be in accordance with Clause 6.1 of Council's 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.