

## Engineering Referral Response

Application Number:	DA2022/1198
Date:	16/11/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 4 DP 204164 , 139 George Street AVALON BEACH NSW 2107

### 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 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. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor.

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>).

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

### Additional Information Provided on 27/10/2022

The additional survey and amended plans have been reviewed. Based on the pipe survey and the amended plans the proposed development conflicts with the council easement and pipeline and cannot be supported.

Comments from Council's Stormwater Asset team are as follows:

*Council does not support the construction of permanent structures over Council's stormwater assets and drainage easement. Structures such as the proposed pool and spa, and the proposed new carport and deck additions over the existing drainage easement and stormwater pipeline is not supported.*

*The proposed pool and spa are to be located away and solely outside of the drainage easement and stormwater pipeline. The footprint area of the existing timber deck will need to remain the same and cannot increase / extend over the existing drainage easement / pipeline. Additional loads above the existing deck will not be supported due to the footings being within the pipelines zone of influence. Alternatively, the proposed deck / carport should be moved completely away from the existing drainage easement and stormwater pipeline.*

As such the proposal cannot be supported in the current form. It is recommended that amendments are made such proposed structures are located outside the easement.

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.