

Engineering Referral Response

Application Number:	DA2022/1984
Proposed Development:	Alterations and additions to a dwelling house including a carport and a swimming pool
Date:	13/12/2022
To:	Stephanie Gelder
Land to be developed (Address):	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 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 application is not supported. Please refer to following comments:

1.
 - To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted with any application:
 - o 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;
 - o All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
 - o Hydraulic design plans and an accompanying report detailing the Council drainage system upgrade prepared by a Civil Engineer registered on the NER

demonstrating compliance with Council's Policy;

- o Footings of any structure adjacent to an easement, pipeline or channel are to be designed in accordance with the above-mentioned policy; and
- o Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

2. It is required that stormwater management plan be provided demonstrating how the stormwater from the proposed development will be disposed from the site.

3. There is no concern regarding proposed driveway from the Development Engineering point of view. However, it will only be supported if the removal of the tree for the proposed driveway is supported by Landscape referral response.

The proposed application can not be supported by Development Engineering due to lack of information to address the following:

1. Building over or adjacent to Constructed Council Drainage Easements in accordance with clause C6 of the DCP.
2. Stormwater Drainage in accordance with clause C4 of the DCP.
3. Vehicle in accordance with clause C3 of the DCP.

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.