

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0486
<b>Date:</b>	28/04/2022
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 2 DP 532883 , 17 Corniche Road CHURCH POINT NSW 2105

### 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

Applicant seeks approval for construction of a car port and alteration & addition to existing dwelling. The propose driveway and elevated car port is acceptable subject to construction of a new Vehicular crossing.

The submitted geotechnical Engineer has certified that an acceptable risk can be achieved.

No Stormwater management plan has been provided and is required to be submitted in support of the development. The property slopes to the rear properties. The rear dwelling is located close to the rear boundary. Council's Water Management for Development Policy, in particular Stormwater Drainage from Low Level Properties clause 5.5.1.2 recommends various stages for stormwater drainage disposal assessment, which requires to be undertaken in order to protect the down slope properties. Council will accept a written evidence of drainage easements rights/refusal in accordance with stage 2 of Clause 5.5.1.2.2 of Northern Beaches Council's "Water Management for Development Policy" in this regard.

As a result the submitted stormwater management cannot be assessed for approval.

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.