

Engineering Referral Response

Application Number:	DA2024/1562
Proposed Development:	Demolition works and construction of a residential flat building including strata subdivision
Date:	20/11/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 24923 , 5 Lauderdale Avenue FAIRLIGHT NSW 2094

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 proposed development is burdened by Council stormwater infrastructure present within the site. To demonstrate compliance with the Northern Beaches Council's Water Management for Development Policy. It is required that following details are submitted with the application:

1. 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 service locating contractor and registered surveyor. (Evidence of methodology adopted used for locating stormwater system should be provided). Show the stormwater pipe on plans and produce a longitudinal section.
2. All structures are to be located clear of any council pipeline, pit or easement and comply with minimum vertical and horizontal clearances.

Vehicle Crossing width

The proposed vehicle crossing width of 7 metres is not supported.

A maximum width of 4 metres is recommended and 6 metres will be accepted subject to justification by applicant.

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.