

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0546
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	20/06/2025
<b>To:</b>	Charlotte Asbridge
<b>Land to be developed (Address):</b>	Lot 10 DP 31528 , 15 Willunga Crescent FORESTVILLE NSW 2087

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 subject site is burdened by a Council drainage easement and pipeline that traverses the property. The submitted survey plan has not accurately located the pipeline which must be undertaken for the proposal to ensure that the pipeline is located within the easement. This should be undertaken by the surveyor or a service locating contractor in accordance with clause 6.7.1 of Council's Water Management for Development Policy.

The proposed alterations and additions encroach the easement adjacent to the entry porch and first floor addition over the garage. In accordance with Council's Policy clause 6.1.1.1.1, any encroachment must provide a minimum of 5 metres of clearance between the existing ground level and the structure to be considered. The encroachment for the proposed entry porch does not provide this clearance and as such cannot be supported. The first floor addition over the garage provides the clearance for the eaves which is acceptable. Also the proposed fence piers must not encroach the easement. The proposal is to be amended to provide the required clearance to Council's stormwater easement.

The submitted stormwater plan is acceptable subject to conditions for the proposed connection into Council's pipeline.

Development Engineering cannot support the proposal due to insufficient information to address clause C6 of Council's 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.