

Engineering Referral Response

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| Application Number: | DA2020/0433 |
| Date: | 18/06/2020 |
| To: | Nick England |
| Land to be developed (Address): | Lot 2 DP 543012 , 4 Cross Street BROOKVALE NSW 2100 |

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 storage facility is not supported for the following reasons:

The applicant was advised at a pre lodgement meeting (PLM 2019/0300) that the Council stormwater line running adjacent to the eastern property boundary needed to be located and surveyed as follows:

v Council's records indicate that the property at 4 Cross Street, Brookvale is located adjacent to four 825mm stormwater pipelines (SPI20571, SPI20572, SPI20573, SPI13266) and associated infrastructure along the Eastern boundary of the lot, and a 525mm stormwater pipeline (SPI01948) and associated infrastructure along the Southern boundary of the lot. This is shown on Council's stormwater map which is available on the webpage. (Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers. i.e. 600 mm and SPP or SPI etc.).

o Council's Stormwater Planning Map:

<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

v Based on the plans submitted for this Pre-lodgement meeting, the construction of the self-storage premises will be located within the vicinity of Council's public drainage system along the Eastern

Boundary of the site. **The applicant will need to 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.**

All structures will need to be located clear of any Council pipeline, pit, channel or easement and comply with minimum horizontal and vertical clearance requirements for Construction and Maintenance Access as outlined in Council's "Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specifications".

v To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management policy PL 850 Water (Section 6- Building Over or Adjacent to Council Drainage Systems and Easements), it is recommended that the following details are submitted with any application:

§ 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;

§ All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;

§ Footings of any structure adjacent to an easement, pipeline or channel are to be designed in accordance with the above-mentioned policy; and

§ Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.

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.