

Engineering Referral Response

Application Number:	DA2021/2478
Date:	24/03/2022
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 171852 , 44 Kooloora Avenue FRESHWATER NSW 2096

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

7/3/2022:

Application is for alterations and additions to an existing two storey dwelling.

Access

Vehicular access currently is available to the site from Kooloora Avenue via a concrete and gravel driveway, No changes are proposed.

New double carport is proposed.

Stormwater

Proposal is to direct stormwater to Council's drainage system in accordance with existing arrangements.

Council's record has identified that Council's drainage systems are traversing the subject property and will be impacted by the proposed development. As a result Development Engineer cannot support the proposal due to following reasons:

- Applicant has not located Council's drainage systems traversing the site in accordance with Northern Beaches Council's Water Management for Development Policy. In this regards Council's drainage pipe and pits must be accurately located, confirming dimensions and plotting any Council's stormwater drainage assets and associated infrastructure to scale on the DA plans, which must include the proposed works. This should be carried out by a registered surveyor.

- Applicant has not provided details to show that all proposed structures are located clear of any Council's drainage system.
- Applicant has not shown that all structures included any overhangs are located clear of Council's pipe and drainage easements.
- Any excavation proposed must ensure sufficient cover is provided to Council's pipe drainage systems.

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.