

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0398
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	11/05/2023
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 623 DP 217209 , 9 Hyde Avenue KILLARNEY HEIGHTS 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

#### 11/05/2023:

Development Application is for alterations and additions to existing dwelling house including addition of first floor, swimming pool & pergola at rear and modification of existing garage.

The existing dwelling encroaches over Council's drainage easement and proposal is to built stairs over easement. It is not clear what kind of stairs are proposed on existing stormwater easement, applicant to clarify same.

It is to be noted that construction of buildings or other permanent structures over or under constructed public drainage systems is not permitted.

#### **Excavations:**

Excavation of around 1.5m deep are proposed for swimming pool within 1m of Council pipe, as result the proposed development will have compounding detrimental impact on Council drainage infrastructure.

As result Development Engineers cannot support the proposal due to the following reason:-

**1)** Applicant has not located Council's drainage system traversing the site in accordance with clause 6.7 Northern Beaches Council's "Water Management for Development Policy". In this regard Council's piped drainage system 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 all existing and proposed building works and foundations. The location of Council pipe and drainage system should be carried out by a registered surveyor and accurately plotted on the survey plan including the location of Council's drainage easement.

2) Applicant to show Council pipe on architectural plans and sections with setbacks from the pipe to the proposed pool foundations.

**Access:**

Internal driveway is proposed to be resurfaced from brick paved to concrete, vehicle crossing within road reserve to be reconstructed as well, this can be conditioned.

**Stormwater:**

Proposal is to connect stormwater discharge from new additions to existing approved system.

**For planner:**

The picket fence along the front boundary has been constructed in the road reserve. No prior application nor approval to encroach upon public land is found and any approval of this development application does not grant approval for the existing encroachments.

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.