

Engineering Referral Response

Application Number:	DA2021/2556
Date:	20/05/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 31 DP 11909 , 49 Careel Head Road AVALON BEACH NSW 2107

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 submitted survey details prepared by Adam Clerke surveyors showing location of Council pipe is not satisfactory.

Applicant has to 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 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.

A drainage easement in favour of Council is required in accordance with clause 6.1.2 drainage easement of Northern Beaches Council's "Water Management for Development Policy". Applicant is to provide details of proposed drainage easement widths and all proposed/existing structures which must be located clear of any Council drainage systems and proposed drainage easements. It is requested for the applicant/applicant's Engineer shall liaise with Northern Beaches Council's Stormwater Assets Engineer in relation drainage easement widths.

The subject site is affected flooding. Council's Stormwater and Floodplain Engineer is required to comment/approval the proposed development that it would be affected by overland flooding. In this regard a hydraulic engineer's report shall be prepared for all storms up to the 1 in 100 year ARI, demonstrating how the stormwater overland flow is managed for pre & post development within the property ensuring no impact to adjoining properties is caused as a result of the proposed

development. All habitable finished floor levels shall be a minimum of 500mm above 1% AEP stormwater overland flow established by the applicant's Engineer. .

DATED 20/05/2022

The Applicant has located the existing Council drainage infrastructure. A flood report has also been provided. Prior to Development Engineers assessment the following comments are requested:

- Council's Stormwater and Floodplains Engineering comments in relation to the flood report and approval is requested.
- In relation to the drainage easement required, comments from Stormwater Assets Engineer (Kevin Fernando) is requested.

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.