

Engineering Referral Response

Application Number:	DA2024/0826
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	22/07/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 1292851 , 71 Pitt Road NORTH CURL CURL NSW 2099

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

A. The proposed development is burdened with Council infrastructure present within the site (Stormwater Pipe). To demonstrate compliance with the Northern Beaches Council's Water Management for Development Policy. It is required that following details are submitted with the application:

1. 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 service locating contractor and registered surveyor. (Evidence of methodology adopted used for locating stormwater system should be provided). Show the stormwater pipe on plans and produce a longitudinal section.
2. All structures are to be located clear of any council pipeline, pit or easement and comply with minimum vertical and horizontal clearances.

B. No encroachment of building, including gutter overhang is supported onto Council's drainage easement. Amended Architectural plans will need to be amended accordingly.

C. All footings near the stormwater easement are to comply with Section 6.1.1.1.2 Structural Provisions of Council's Water Management for Development Policy.

D. Intrusions into the stormwater easement are not supported. Amended plans are to show the

removal of the private electricity pole away from the easement.

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.