

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0371
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Date:</b>	07/05/2025
<b>To:</b>	
<b>Land to be developed (Address):</b>	Lot B DP 33017 , 21 Elvina Avenue NEWPORT NSW 2106

### 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

**Council Stormwater Assets:** The proposed development is near Council infrastructure present within the

site or on an adjacent 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.

**On-site Detention:** The submitted documents, including the BASIX certificate, indicate that an increase in impervious area of over 50 sqm is proposed. The applicant is thus asked to provide amended stormwater management plans providing for on-site detention in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Water Management for Development Policy.

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.