Engineering Referral Response

Application Number:	DA2022/0654

Date:	02/06/2022
To:	David Auster
Land to be developed (Address):	Lot 125 DP 5539 , 40 Curl Curl Parade CURL CURL 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

Applicant seeks approval for secondary dwelling at the rear of the subject property.

Council's record has identified that Council's drainage system is traversing the subject. The proposed development can impact Council drainage
infrastructure. As result Development Engineers cannot support the proposal due to the following reasons:-

Applicant has not located Council's drainage Assets 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

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.