

Engineering Referral Response

Application Number:	DA2022/2240
Proposed Development:	Alterations and additions to a dwelling house and landscaping
Date:	22/02/2023
To:	Phil Lane
Land to be developed (Address):	Lot 76 DP 11162 , 14 Kirkwood Street SEAFORTH NSW 2092

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 proposal is for alterations to the existing dwelling including a new driveway and turning area. Council's records indicate that the subject property is burdened by a Council stormwater pipeline. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

To demonstrate compliance with Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted:

- 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 a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided).
- All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances.

The submitted stormwater plan is unsatisfactory. The post development impervious area exceeds 50m² as such OSD shall be provided in accordance with Section 9.3.3.2 of Council's Water Management for Development Policy. The PSD shall be calculated on a predeveloped impervious area of 35%.

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.