

Engineering Referral Response

Application Number:	DA2025/0111
Proposed Development:	Construction of a secondary dwelling and site works
Date:	20/02/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 37L DP 402192 , 56 Crescent Road 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 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 Council's records show that the subject property is impacted by a Council stormwater pipeline adjacent to the proposed development site. As specified in the Development Application Checklist, the applicant must demonstrate compliance with Northern Beaches Council's *Water Management for Development Policy*, specifically clauses 6.0 and 6.7 concerning the "Stormwater Drainage System" for developments near or over Council's constructed drainage systems. This requires the precise location, dimensions, and mapping of the stormwater pipelines and related infrastructure on the development application plans. This task should be performed by a service locating contractor and a registered surveyor. The applicant must also provide evidence of the methodology used to locate Council's stormwater drainage assets. A plan indicating the approximate locations of Council's stormwater infrastructure is available on Northern Beaches Council's website under the *Planning and Development* section.

Additionally:

- All structures must be positioned clear of any Council pipeline or easement. Footings for any structure located adjacent to an easement or pipeline must be designed in accordance with the aforementioned policy. Structural details from a qualified Civil Engineer, demonstrating compliance with Council's policy, should be submitted.
- If the applicant proposes to relocate, upgrade, or remove any infrastructure, relevant details should be provided.

Due to the lack of sufficient information, the Development Engineers are unable to support the application at this stage.

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.