

Engineering Referral Response

Application Number:	DA2021/2264
Date:	01/03/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 101 DP 1010556 , 790 Pittwater Road BROOKVALE NSW 2100

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 subject site is burdened by a Council drainage easement and pipeline that traverses the site adjacent to the proposed works and as such the proposal cannot be supported. In this regard, the applicant must locate the pipeline in accordance with Section 6.7.1 of Council's Water Management for Development Policy. Any redesign is to comply with the requirements of Section 6.0 of the policy.

Development Engineering cannot support the proposal due to insufficient information to address clause C6 of Warringah DCP.

Amended Plans received 14/2/22.

The amended architectural plans have included the drainage easement that burdens the site. In this regard it is considered that a survey by a registered surveyor be provided to confirm the location of the easement through the site. Also the applicant is to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipelines and associated infrastructure on the development application 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). It is recommended that a Closed Circuit Television Pre construction Dilapidation Survey be undertaken at the same time.

The structural and architectural plans indicate that the proposed structure for the new fascia will be located within the easement which is contrary to Council's Water Management for Development Policy.

Development Engineering cannot support the proposal due to insufficient information to address clause

C6 of Warringah DCP.

Amended Plans received 1/3/2022.

The amended plans have addressed the previous issues with respect to Council's easement and infrastructure issues.

Development Engineering support the proposal, subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. The Applicant is to ensure footings of any new development within this development consent adjacent to an easement or pipeline are to be designed in accordance with Northern Beaches Council's Water Management for Development Policy.

Details and certification prepared by a suitably qualified Structural Engineer demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Certification of Structures Located Adjacent to Council Pipeline or Council Easement

The Applicant shall submit a suitably qualified Structural Engineer's certification that the completed footing works have been constructed in accordance with this consent, Northern Beaches Council's Water Management for Development Policy and the approved Construction Certificate plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: Protection of Council's Infrastructure.