

Engineering Referral Response

Application Number:	DA2022/1971
Proposed Development:	Alterations and additions to a dwelling house
Date:	19/12/2022
To:	Michael French
Land to be developed (Address):	Lot 7 DP 209826 , 13 Coniston Street WHEELER HEIGHTS NSW 2097

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

It appears that the proposed development is near the council infrastructure (stormwater pipe). The proposed application can not be supported by Development Engineering due to lack of information to address the following:

- Building over or adjacent to Constructed Council Drainage Easement in accordance with clause C6 of the DCP.

To demonstrate compliance with Warringah Council's Development Control Plan 2011 and Northern Beaches Council's Water Management for Development policy, it is recommended that the following details are submitted with any application:

- o 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). If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline.

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.