

Engineering Referral Response

Application Number:	DA2021/2426
Date:	20/01/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 12 DP 229864 , 10 Spence Place BELROSE NSW 2085

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 to construct a double garage and an additional floor.

The existing driveway is proposed to be widened. The existing vehicular crossing and lay back have several cracks and may requires replacement.

Council's record has identified that Council's drainage system is traversing the subject. The proposal to add a secondary floor and new roof may have an impact on Council drainage infrastructure. Council drainage infrastructure is located in close proximity to the existing dwelling and proposed works. The proposed development can have a detrimental impact on Council drainage infrastructure. In the event Council requires access to Council's drainage infrastructure including excavation, the structural integrity of the existing dwelling must not be compromised. 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 system 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 pipe 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 existing and new foundation shall be designed to ensure the dwelling is structurally independent of Council pipe and drainage system in the event should Council require to excavate the existing pipe for future maintenance.
- Applicant has not provided details to show that all proposed structures are located clear of any

Council drainage system.

- The subject site may be impacted by stormwater overland flow from upstream catchment. A hydraulic engineer's drainage report shall be prepared for all storms up to the 1 in 100 year ARI, demonstrating how the stormwater overland flow is managed for pre & post development within the property ensuring no impact to adjoining properties is caused as a result of the proposed development. All proposed habitable finished floor levels shall be a minimum of 500mm above 1% AEP stormwater overland flow established by the applicant's Engineer.

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.