

Engineering Referral Response

Application Number:	DA2025/1442
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	24/10/2025
To:	Nick England
Land to be developed (Address):	Lot 19 DP 14485 , 12 Hill Street WARRIEWOOD NSW 2102

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

24/10/2025

Council's Development Engineer requests additional information regarding the geotechnical investigation as detailed below.

- As the proposed maximum excavation is more than 1.5m deep, a geotechnical report with completed forms No.1 and No.1(a) by a qualified geotechnical engineer shall be provided in accordance with Council's 'Geotechnical Risk Management Policy for Pittwater'.

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.