

Engineering Referral Response

Application Number:	DA2025/0476
Proposed Development:	Alterations and additions to an approved dwelling house
Date:	26/06/2025
To:	Charlotte Asbridge
Land to be developed (Address):	Lot 9 DP 33000 , 43 Idaline Street COLLAROY PLATEAU 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

The proposal is for alterations and additions to an approved dwelling to include a basement level. No changes are proposed for the access arrangement approved under CDC.

The stormwater plans propose a pump out system for the basement drainage to connect to the absorption system approved under CDC. Insufficient information has been provided to determine if the absorption system is sufficient to cater for the additional flows.

In accordance with Council's Water Management for Development Policy is to be designed based on a measured infiltration rate. The submitted geotechnical report indicates rock at shallow depths and no measured infiltration rate has been provided in the report. The design also proposes an above ground OSD basin between the dwelling and the pool. No sections are provided through the basin and the volume and retaining structures around the basin are unclear especially on the side of the pool. The following additional information is required for further assessment:

- The applicant is to provide a measured infiltration rate at the proposed location and depth of the absorption system.
- Sections through the OSD basin to confirm the volume of the basin

Review 26/6/2025:

The applicant has submitted amended stormwater plans proposing tanking of the basement level. Conditions have been provided to suit. No objections to approval 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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Tanking of Basement Level

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore license must be obtained prior to commencement of dewatering works. All requirements of Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

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.