Engineering Referral Response

Application Number:	DA2024/1430
Proposed Development:	Demolition works and construction of a dual occupancy (attached) and strata subdivision

Date:	13/01/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 22 DP 5118 , 38 Undercliff Road FRESHWATER NSW 2096

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 proposed development is in Region 2. On-site detention is required. Vehicle crossing construction is proposed. A geotechnical report has been provided. The proposed on-site detention volumes are undersized. On-site detention for each dwelling is to be designed in accordance with Sections 9.3.2, 9.3.2.1, 9.3.2.3, 9.4, Appendix 9 and all relevant sections of the Northern Beaches Council Water Management for Development Policy.

Engineering Comments 13.01.25

The proposed development is in Region 2. On-site detention is required. Vehicle crossing construction is proposed. A geotechnical report has been provided. The proposed on-site detention volumes are undersized. On-site detention for each dwelling is to be designed in accordance with Sections 9.3.2, 9.3.2.1, 9.3.2.3, 9.4, Appendix 9 and all relevant sections of the Northern Beaches Council Water Management for Development Policy.

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.