

Engineering Referral Response

Application Number:	DA2025/0476
Proposed Development:	Alterations and additions to an approved dwelling house
Date:	20/05/2025
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

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.