

Engineering Referral Response

Application Number:	DA2021/0404
Date:	24/05/2021
To:	Julie Edwards
Land to be developed (Address):	Lot 24 DP 9877 , 27 Walworth Avenue NEWPORT NSW 2106

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

24/05/2021:

Proposal is for construction of a new dwelling and a swimming pool.

Stormwater

The collected roof water will be directed to Council pit along frontage of site in Walworth Avenue via rainwater tanks and an underground on-site detention facility.

Applicant to apply for connection to Council pit in Walworth Avenue.

Access

Proposal is for a new concrete driveway and crossing from Walworth Avenue.

Applicant to apply for driveway level application.

Excavation

Site do not fall under Geotech Hazard Map area.

Proposal is for an inground pool with an approximate excavation depth of more than 2m.

As per Pittwater DCP, Appendix 5, section 3, refer below;

- (iv) for Excavation and Landfill activities for all development on land in the Pittwater LGA that includes:
- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the excavation and/or
 - any excavation greater than 1.5 metres deep below the existing surface and/or
 - any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
 - any fill greater than 1.0 metre high and/or
 - any works that may be affected by geotechnical processes or which may affect geotechnical processes including but not limited to construction on sites with low bearing capacity soils.

Prior to Development Engineer assess the application, a Geotech Report addressing the risk assessment and relevant risk control recommendations is requested.

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.