

Engineering Referral Response

Application Number:	DA2023/0207
Proposed Development:	Alterations and additions to a dual occupancy (attached) including a swimming pool
Date:	28/04/2023
To:	Gareth David
Land to be developed (Address):	Lot 18 DP 10375 , 762 Barrenjoey Road AVALON BEACH NSW 2107

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

28/04/2023:

Development Application is for alterations and additions to existing dwelling house including a swimming pool.

Stormwater

The proposed hardstand area is greater than 50sqm, as per Council's Water Management for Development Policy, an On-site Stormwater Detention system (OSD) is required. Amended plans with OSD are requested for further assessment.

Geotech

Seems like the extent of excavation for proposed pool is 1.5m, hence a Geotech Report with form 1 and 1A is required as per Council's Geotechnical Risk Management Policy for Pittwater relating to the potential impact of excavation on land stability. Refer Clause 8.1 DCP 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.