

Engineering Referral Response

Application Number:	DA2019/0717
To:	Kent Bull
Land to be developed (Address):	Lot 55 DP 11462 , 61 Dress Circle 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

The proposed development is located within a Geotechnical Hazard H1 area. In accordance with Clause B3.1 Landslip Hazard of Pittwater DCP 201, a risk assessment is to be undertaken (Geotechnical Risk Management Policy for Pittwater) for the site and submitted to Council. In this regards a geotechnical report addressing the Geotechnical Risk Management Policy for Pittwater - 2009 shall be submitted to Council.

As a result the DA cannot be supported.

DATED 07/08/2019

The submitted Geo-technical report is acceptable.

No Development Engineering objection to the proposed development.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK****Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.