

Engineering Referral Response

Application Number:	DA2023/0207
Proposed Development:	Alterations and additions to a dual occupancy (attached) including a swimming pool
Date:	19/05/2023
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

19/05/2023:

Amended plans with slightly relocated pool location are provided which further nullified the requirement of Geotech assessment.

Information regarding presence of existing OSD at site is also provided.(Internal ref: PW1288484)

Development Engineering have no objections to approval subject to conditions as recommended.

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 supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's WATER MANAGEMENT for DEVELOPMENT POLICY. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To provide public and private safety.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are 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 Certifier prior to the issue of an Occupation Certificate.

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