

Engineering Referral Response

Application Number:	DA2025/0582
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	19/06/2025
To:	Tess Johansson
Land to be developed (Address):	Lot 4 DP 630436 , 3 Coolawin 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 Applicant proposes to demolish the existing unroofed deck and construct a new covered deck and swimming pool. The Applicant's drainage engineer has advised that the increase in impervious area will be less than 50m².

However, the proposed covered deck exceeds 50m² of impervious area. This is consistent with the submitted survey plan, aerial imagery, and the Applicant's Watermark Planning Report, which confirm that the existing deck is not roofed. Furthermore, properties downstream are known to be subjected to flooding in periods of heavy storm events,

As a result, a revised Stormwater Management Plan incorporating an On-site Detention (OSD) system is required. The Applicant is requested to submit an updated Stormwater Management Plan in accordance with Clause 9.3.1 of the Northern Beaches Water Management for Development Policy. The Application is therefore not supported.

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.