

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1213
<b>Date:</b>	05/08/2021
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot A DP 161572 , 71 George Street 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 50m<sup>2</sup> 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

5/08/2021:

The proposal is for construction of an in ground swimming pool and deck in the front setback with associated landscaping.

The drawings by Jamie King Landscape Architect do not show the extent of excavation for this pool.

If the excavation is more than 1m then 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.

A Geotech Report addressing the risk assessment and relevant risk control recommendations with Form 1 and 1A is required.

Applicant to show depth of pool (from ground level to bottom of pool).

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.