

Engineering Referral Response

Application Number:	DA2020/1723
Date:	09/03/2021
To:	Adam Croft
Land to be developed (Address):	Lot 74 DP 7310 , 48 Johnson Street FRESHWATER NSW 2096

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

9/03/2021:

Stormwater

As the site area is less than 450 Sqm, hence No On Site Detention Tank(OSD) required

Stormwater from the roof areas will be directed to the street gutter in Johnson Street, in accordance with the existing arrangements.

Access

Vehicular access is available to the site from Johnson Street via a concrete driveway.

Proposal is for Single attached open carport together with adjacent open car space, including driveway access from Johnson Street. Existing driveway crossing and layback location to be renewed to accommodate the new carport and open car space.

Applicant to apply for vehicle crossing application.

Excavation

The proposal includes a ground Swimming pool. The provision of swimming pool requires an excavation of nearly 2m.

As the area falls under Landslip Risk Map-Area A, a preliminary assessment of site conditions is required and must be prepared, in accordance with the Checklist for Council's assessment of site conditions by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary

assessment must be submitted to Council before the granting of any development consent. (Warringah DCP 2011, E10 LAND SLIP RISK)

Applicant to provide a preliminary assessment of site conditions prepared by a suitably qualified geotechnical engineer.

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.