

Engineering Referral Response

Application Number:	DA2019/0857
To:	Julie Edwards
Land to be developed (Address):	Lot 3 DP 21243 , 5 Bareena 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

Comments for Development Engineers:

1. Low to Medium Flood Risk. The site seems unlikely to be impacted by overland flow.
2. A carport is provided. The existing driveway may need to be reconstructed.
3. The impervious area increase seems to be less than 50 square meters.

Development Engineers have assessed the application and cannot approve it due to the following reason.

The excavation depth for the swimming pool seems to exceed 1.5m. A detailed geotechnical report by a qualified geotechnical engineer is to be submitted to Council in accordance with Clause B8.1 in Pittwater DCP21.

Failure to comply with Clause B8.1 in Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.