

Engineering Referral Response

Application Number:	DA2021/1168
Date:	05/08/2021
To:	Ashley Warnest
Land to be developed (Address):	Lot 41 DP 217197 , 18 Koorangi Avenue ELANORA HEIGHTS NSW 2101

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

5/08/2021:

Site do not fall under Geotech Hazard Map area.

Proposal is for an inground pool with an approximate excavation depth of 1.8m

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.

Prior to Development Engineer assess the application, a Geotech Report addressing the risk assessment and relevant risk control recommendations with Form 1 and 1A is requested

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.