

Engineering Referral Response

Application Number:	DA2022/2246
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	01/12/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 38 DP 13760 , 206 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 310684 , 206 Hudson Parade CLAREVILLE 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 proposal is for the construction of a new dwelling and new driveway. The submitted stormwater plan with the discharge to Pittwater is acceptable subject to conditions.

The subject site is on Geotechnical Hazard zone H1. Hence, in accordance with Geotechnical Risk Management Policy for Pittwater – 2009, Forms 1 & 1A are required along with a Geotechnical report. The submitted Form 1 does not nominate which certification is being provided and Form 1A has not been provided. The Applicant shall provide an updated Form 1 & Form 1A.

Council has received a submission by Crozier Geotechnical Consultants which raises concerns that the geological sequence expected below the site may be different to that indicated in the Geotechnical Report by Eswinman and as a result the recommendations and design parameters supplied in the report may not be suitable.

The response from Eswinman states that a detailed investigation was not feasible due to the difficulty in gaining access without demolishing the existing structures. However as it is considered that the concerns raised by Crozier may be valid it is recommended that the Geotechnical Report by Eswinman dated 3/10/2022 be amended to address the concerns raised in the submission. Where detailed

investigations are not possible at this stage, it is suggested that the report provides details on further investigations required as well as provided recommendations/design parameters in the event that the geological sequencing is in line with the expectations expressed in the report by Crozier.

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.