

Engineering Referral Response

Application Number:	DA2025/0925
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	30/07/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 113 DP 9151 , 14 Elouera 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

The Stormwater Management Plan proposes an absorption method, which is supported by the geotechnical report and deemed acceptable. The existing vehicular access serves the proposed parking area. The site is located within a Geotechnical Hazard H1 Area. While the applicant has submitted a geotechnical report, it does not include Form 1 and Form 1(a) — the Declaration and Certification by the applicant's Geotechnical Engineer — as required under Appendix 5 of the Pittwater Geotechnical Risk Management Policy. The applicant is therefore requested to submit these forms

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.