

Engineering Referral Response

Application Number:	DA2025/0412
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	29/05/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 82 DP 866452 , 10 Manor Road INGLESIDE 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

29/05/2025

Council's Development Engineer requests additional information regarding the stormwater design, the site access & parking and geotechnical investigation.

This proposal is for demolition of the existing structures and construction of a new dwelling.

Stormwater

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- As the proposed development sits predominantly outside of the flood affected zones, an OSD system shall be provided in accordance with Council's 'Water Management for Development Policy' when the proposed increase in impervious area is more than 50sqm.
- Council's stormwater system adjacent to the proposed development (including the driveway) shall be located on the survey plan by a service locator/registered surveyor and shown on the architectural plans to demonstrate that the proposed development will not adversely affect

Council's stormwater system. A map showing the indicative location of Council's stormwater system is attached at the end of this referral letter.

Site Access and Parking

Council's Development Engineer requests additional information regarding the site access & parking as detailed below.

- As King Road is an unformed road, access to the site via King Road is not practical without any upgrade of King Road. Either a vehicular access via Manor Road shall be provided and the architectural design shall be updated to reflect this, or otherwise details of upgrading King Road shall be provided in a traffic report. Of note that how garbage trucks can access King Road shall be provided if access to King Road is proposed.

Geotechnical Investigation

The site is partly located within the Geotechnical Hazard Zones. A geotechnical report has been provided.

Council's Development Engineer requests additional information regarding geotechnical investigation as detailed below.

- Completed forms No.1 and No.1(a) of GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER shall be provided in the geotechnical report.

Indicative location of Council's Stormwater Assets as below.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Nil.