

Engineering Referral Response

Application Number:	DA2024/1794
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and consolidation of two lots into one
Date:	14/02/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107 Lot 1 DP 833902 , 139 Riverview Road AVALON BEACH NSW 2107 Lot LIC 588601 , 139 Riverview 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 proposal includes the construction of a new access driveway and creation of a new right of way over 145 Riverview Road to gain access to the proposed lower level garage and the provision of a separate carport along the frontage of the site. The proposed new driveway grade exceeds the maximum allowable grade in accordance with clause B6.2 of the DCP which permits a maximum grade of 1 in 4 over a maximum length of 20 metres for steeply sloping sites. In this regard the civil design for the access driveway must be amended to suit ensuring the maximum grade for the internal radius and centreline of the driveway does not exceed 1 in 4 with a maximum length of 20 metres prior to a transition. This will require the shape and length of the driveway to be modified to suit and still achieve the required levels for the vehicular access to number 145 Riverview Avenue. Also a draft plan for the required right of way by a Registered Surveyor must be submitted with the application. As it appears that the drainage from a portion of the upper section of the driveway will be draining through the site, an easement to drain water will be required to be shown on the easement plan.

In terms of the proposed carport along the frontage of the site, the site is burdened by an easement for

support. In this regard the applicant must provide a copy of the terms of the easement for assessment by Council's Road Asset Team. Typically an easement for support does not permit any structures to be constructed within the area of the restriction as this will limit the ability for Council to maintain the support of the road. Once the terms of the restriction have been submitted, they are to be forwarded to Council's Road Asset Team for their review and determination if the proposed structures can be considered for approval or if the applicant will need to provide retaining structures to permanently support the road. The proposed carport dimensions if considered acceptable by Council's Road Asset Team, must comply with the requirements of AS/NZS 2890.1:2004 in terms of the length and width. Also no overhang of the roof over the road reserve is permitted.

The Geotechnical report addresses the relevant clauses of the DCP and includes forms 1 and 1A. Upon submission of the above mentioned terms of restriction, the applicant's Geotechnical Engineer may need to provide a report on the stability of the road if required by Council's Road Asset Team.

The subject site does not require on-site stormwater detention. The stormwater management plan shows a new outlet headwall within Pittwater which must be assessed by Council's Coast and Catchment Team.

A draft survey plan by a Registered Surveyor must be submitted for the revised right of way position and easements to drain water.

Development Engineering cannot support the proposal due to insufficient information to address vehicular access in accordance with clause B6.2 of the DCP.

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.