

Engineering Referral Response

Application Number:	DA2023/1527
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	01/02/2024
To:	Thomas Prosser
Land to be developed (Address):	Lot B DP 381427 , 187 Riverview Road AVALON BEACH NSW 2107 Lot LIC 577827 , 187 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 is for alterations and additions to the existing dwelling including including a new vehicle crossing , elevated driveway and associated works in the road reserve.

The subject site is located in H1 geotechnical hazard area. The submitted geotechnical report by White Geotechnical Group address the DCP controls.

Stormwater

The submitted stormwater plan proposes discharge to a level spreader which is acceptable in principle. However the geotechnical report recommends stormwater from the proposed development be piped to Pittwater. Due the slope of the site and the potential for geotechnical issues, the applicant shall provide concurrence form the geotechnical engineer regarding the method of stormwater disposal and the proposed location of the spreader and discharge rates.

Assess & works in the Road Reserve

The proposal includes a new driveway which is on grade within the road reserve and elevated within the property. The sections for the driveway indicates the batter within the site, which supports the road, is to be excavated and replaced with a retaining wall at the boundary to support the driveway and

further retaining wall downslope to form a terraced garden.

It is unclear if the retaining wall at the boundary extends along the entire frontage of the site or just under the driveway. Additionally the existing brushwood fence in the road reserve is to be removed. Based on the survey plan the section of the road reserve slopes down significantly between the fence and the boundary and no details are provided as to how this area will be treated once the fence is removed. Details are also required regarding the removal and reinstatement of the existing driveway.

As the proposed works may impact on the support of the roadway comments for the Road Asset team are required on the following points:

- The acceptability of excavating the road batter within the property and construction of a retaining wall along the boundary which would support the road.
- Any covenants or easements that may be required for the retaining wall supporting the roadway.
- The removal of the brushwood fence.
- It appears from google view that the relatively level area outside the brushwood fence is currently being used as parking. Hence Road Asset team to confirm the road alignment and if parking bays should be provided along the frontage.
- Any requirements for the area between the fence and the boundary.
- Any requirements for the fence along the boundary.

Any design changes/details required by the Road Asset team are to be addressed prior to Development Engineering finalising the assessment.

Review 1/2/2024

Stormwater

The previous comments regarding stormwater have not been addressed. Due the slope of the site and the potential for geotechnical issues, the applicant shall provide concurrence from the geotechnical engineer regarding the method of stormwater disposal and the proposed location of the spreader and discharge rates.

Assess & works in the Road Reserve

It is noted the Road Asset team have provided approval for the proposed road works. However additional information requested in the previous referral have not been addressed. Additional information required are:

- It is unclear if the retaining wall at the boundary extends along the entire frontage of the site or just under the driveway. The extent of the retaining wall is to be shown on plan.
- details as to how the area between the brushwood fence and the boundary will be treated once the fence is removed.
- Details regarding the removal and reinstatement of the existing driveway.

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.