

Engineering Referral Response

Application Number:	DA2021/1522
Date:	14/10/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot C DP 381427 , 189 Riverview Road AVALON BEACH NSW 2107 Lot LIC 567410 , 189 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

14/10/2021:

This application is for demolition of an existing residential dwelling and the construction of a new residential dwelling, inclusive of a swimming pool, double garage and new landscape works.

Excavation

The property is classified as Geotechnical Hazard H1 on Council's Geotechnical Hazard Map.

A geotechnical report by Ascent Geotechnical Consulting, Ref: AG 20235, Dated 23 September, 2020 has been provided.

This report is based on the old version of master drawings by Durie Design, Job DD, Drawings L001 Rev. A, 001-007 and 009-029, dated 31 July 2020.

Applicant is advised to seek comments from the Geotechnical Engineer on the latest version of drawings (Rev H, Dated 17/8/2021)

Also in the report the Geotech Engineer proposes detailed assessment of the joint block (refer below and also on page 15 of report).

Recommended further work	A more detailed assessment of the large partially detached joint block situated along the northern boundary of the block should be scheduled with Ascot with approval from the northern neighbouring property for access.
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This assessment to be completed and provided.

Access

The development proposes a garage within the front setback, at street level.

Applicant to provide a Longitudinal section of the driveway from the street to the proposed garage.

Longitudinal section to include existing & proposed levels and grades.

It is not clear that what is the proposal for existing stone retaining wall in the public road reserve.

Also comments from Council's Road / Traffic Team are required.

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.