

Engineering Referral Response

Application Number:	DA2021/2582
Date:	18/08/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 106 DP 17189 , 58 Whale Beach 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 to the existing dwelling and the construction of a secondary dwelling at the rear.

Stormwater

The stormwater plan submitted proposed to connect the additions and the secondary dwelling to the existing system to the street gutter. However there are no visible points of discharge along the street frontage and as the site falls to the rear it is unclear how the site stormwater is discharged.

Hence the applicant shall submit a stormwater management plan detailing the discharge of stormwater from the proposed development in accordance with Clause 5.5 of Council's Water Management for Development Policy. All stages of the Clause are to be addressed.

Parking Area

The proposal includes the demolition of the existing garages to the rear and the utilization of the existing driveway as parking area. However the existing driveway levels do not comply with the current standards for parking areas. All proposed parking area grades are to be in accordance with AS2890.1.

Geotechnical

The site is identified as in a geotechnical hazard area H2. As new development is proposed, in accordance with Clause 8.1 of Pittwater DCP a geotechnical report and certified forms shall be submitted.

Additional Information Provided on 9/8/2022

Applicant has submitted a geotechnical report and Forms in accordance with Pittwater 21 DCP.

Stormwater

Applicant has submitted a statutory declaration stating that the easement option was not viable. The submitted stormwater plan proposes an above ground basin and Atlantis cells as an OSD system discharging to a level spreader. Underground OSD systems require access for maintenance and as such Atlantis cells are not supported. The plans shall be amended to provide an alternate method of detention system.

As two OSD systems are proposed, calculation detailing the outflow from each system to the level spreader shall be shown on the plans and the Drains model submitted.

The suitability of the proposed level spreader with regard to slope stability shall be addressed in the Geotechnical report as stated on the stormwater plans.

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.