

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0178
<b>Proposed Development:</b>	Construction of access stairs, retaining walls and associated landscaping works
<b>Date:</b>	23/04/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 150 DP 16902 , 11 Plateau 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 50m<sup>2</sup> 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

#### 19/03/2025:

Development Application is for construction of access stairs, retaining walls and associated landscaping works within Plateau Road road reserve.

Looking at tedious topography, Development Engineering have no objections to pedestrian stairs, if majority of works are tided back to property boundary.

Prior to finalising the assessment, Development Engineering would prefer to wait for comments from Council's Roads Team.

#### Review 23/4/2025

Development Application is for construction of access stairs, bin store located under the stairs, retaining walls and associated landscaping works within Plateau Road road reserve.

The majority of the stairs and the bin store are proposed in the road reserve which is not supported. The location of the stairs are to be positioned running parallel adjacent to the existing driveway with the return and landing designed to be positioned inside the boundary line. Some stairs within the road reserve leading off the footpath will be considered.

The proposed bin store is to be located entirely within the property boundary.

The applicant is to submit amended plans for review.

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.