

Engineering Referral Response

Application Number:	DA2022/1399
Date:	11/10/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 1104192 , 62 Chisholm Avenue AVALON BEACH NSW 2107 Lot 2 DP 1104192 , 60 Chisholm Avenue 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 garage and driveway, extinguishment of existing easements and creation of new easements. The new driveway alignment and traffic report are acceptable subject to conditions.

Easements

The submitted architectural plans indicates the existing easements are to be extinguished and new easements created. However it is unclear which easements are proposed to be extinguished. The applicant shall provide a draft plan prepared by a registered surveyor detailing the existing easements, proposed easements and the easement to be extinguished. The type of easements to be created are to be shown on plan.

Stormwater

The stormwater plan proposes to discharge to Chisholm Avenue via an OSD system. The proposed OSD volume appears low for an increase in 200m² of impervious area. the discharge to a rock gabion in the road reserve is not supported.

The stormwater plan shall be amended to reflect the new alignment of the driveway. The plan must include calculations for the predeveloped and post developed flows. Details of the bypass flows and flows from the OSD are to be shown for all storms.

It is recommended that the discharge be piped along the driveway to the dish drain in Chisholm Avenue.

Additionally as the proposed driveway alignment is within No.62 (lot 1) an easement for drainage must be created.

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.