

Engineering Referral Response

Application Number:	DA2024/1767
Proposed Development:	Construction of a dwelling house including a swimming pool
Date:	04/02/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 1225869 , 35 A Queens 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

4/02/2025

Council's Development Engineer requests additional information regarding the site access and parking.

This proposal is for construction of a new dwelling.

Stormwater

The site benefits from existing drainage easements burdening 5 Net Road and 37 Queens Avenue.

It must be made sure that the above-ground combined rainwater/OSD tank is accessible externally and within the sub-floor area, which is to be conditioned. The OSD system design is generally satisfactory subject to conditions.

Site Access and Parking

Council's Development Engineer requests additional information regarding the site access and parking as detailed below.

- Additional section plans shall be submitted demonstrating that the landscaped areas in front of the proposed carport will not block the driveway access.
- The proposed levels of the new internal driveway including any altered levels to the existing driveway shall be shown on the plans.

Geotechnical Investigation

A geotechnical report by White Geotechnical Group has been provided with completed forms 1 and 1(a).

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.