

Engineering Referral Response

Application Number:	DA2022/2184
Proposed Development:	Partial demolition of an existing dwelling and the construction of a new dwelling and inground pool
Date:	20/04/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 55 DP 12074 , 12 Kevin 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

20/04/2023:

Driveway profile on drawing no DA15, doesn't show true existing levels of street gutter, amended plan with correct levels to be provided.

An easement grant letter from rear neighbour, 1 Wollstonecraft Avenue AVALON BEACH is provided. But no revised stormwater plans with location of easement and site stormwater disposal are provided. Conceptual stormwater plans showing these details are requested.

28/03/2023:

The application seeks consent for partial demolition of an existing dwelling and the construction of a new dwelling and inground pool.

Access

Proposal is to demolish the existing driveway and garage and re-construct a new driveway, garage and patio by filling to a maximum depth of ~1.5m.

No longitudinal section of proposed driveway is provided. Longitudinal section of center of driveway from street gutter invert to parking space is to be provided with existing, proposed levels, chainage and grades.

Driveway profile to be in compliance with council's standard vehicular crossing profile and AS/NZS 2890:1;2004

Stormwater

Property is on the low side of the road, an above ground detention basin with level spreader is proposed.

But before Council consider these drawings applicant is advised as below:

a) The Stormwater drainage for the site shall demonstrate compliance with Council's Water Management for Development Policy, particularly Stormwater Drainage from Low Level Properties Technical Specification Section 5.5. As the subject site falls to the rear, an easement to drain water is to be created in favor of the site over the downstream properties. Evidence of owners consent by the property owners (1 Wollstonecraft Avenue AVALON BEACH & 3 Wollstonecraft Avenue AVALON BEACH)) shall be submitted with the Development Application. The Application shall be supported by a long section of the inter-allotment drainage to the connection with Council's road drainage system.

b) Should this method of stormwater disposal not be possible, evidence shall be submitted with the Application.

For sample letter refer Appendix 2, Easement Letter of Council's Water Management for Development Policy.

Geotech

Site is not mapped on Geotechnical Hazard area, but due to proposed excavation to a maximum depth of ~1.3m to install the proposed pool and to construct the proposed plant room, a Geotech report by White Geotechnical Group Pty Ltd, Ref: J4665, Dated 23rd Nov 2022 with Form 1 and 1A is provided. This report is to be implemented at design & construction phase.

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.