

Engineering Referral Response

Application Number:	DA2019/1260
To:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon 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

Driveway.

Traffic officer requires a 5.5m wide and 6.0m long driveway from the property boundary. The proposal shows 3.8m wide which can affect the waste storage area and the entrance to the development. An amended access driveway plan and waste storage plan is requested in this regards.

Drainage plan

The development proposes to build over and extinguish Council's drainage easement, The proposal is to divert stormwater from the upstream property 31 North Avalon Road to the Council drainage system in the road. The proposed development wishes to connect the stormwater discharge from the developed site to drainage system located near the rear of 25 North Avalon Road . A CCTV of the existing drainage system down stream of the site provided, indicate that no public stormwater drainage is connected to it and is in a dilapidated and poor condition.

In order for Council to permit the extinguishment of the proposed Council's drainage easement within the site and to connect into a redundant pipe line The applicant is required to submit the following:

- Confirm that they have been given consent from 31 North Avalon Road to divert their domestic stormwater drainage line.
- The CCTV survey video footage used to create the CCTV report submitted with the DA.
- The submitted CCTV report show that the existing drainage system down stream is in a

dilapidated condition.

- The drainage system that the development proposes to connect shall be upgraded and/or reinstated to ensure that the down stream drainage is sustainable for the life of the proposed development. The minimum pipe size for Council drainage system is 375mm. A concept stormwater plans is requested from the development site to Council pit located in Tasman Road with supporting hydraulic study.
- Provide title search for all the down stream properties from the development site to Tasman Road to demonstrate that there is a Council's drainage easement affecting all the down stream lots. If there is no drainage easement benefiting Council the applicant will require drainage easement rights to be created to benefit the subject development. Detail evidence of drainage easement rights is requested.

Footpath.

Footpath plan is to be amended to 1.5m wide. Council's Landscape officer is requested to comment on the location of the footpath and its impact on the existing trees in this area.

As result of insufficient information Development Engineers can not finalise the comments.

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.