

Engineering Referral Response

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| Application Number: | DA2025/0434 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 09/05/2025 |
| To: | Tess Johansson |
| Land to be developed (Address): | Lot 1 DP 545777 , 2 William Street 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 is for internal alterations and the extension of the rear deck. The stormwater plan proposing connection to the existing system is acceptable.

The site is located in Geotechnical Hazard area H1. Geotechnical report by White Geotechnical Group , dated 1/4/2025 states the proposed works are minor in a geotechnical perspective. Form 1 is provided.

No objections to approval subject to conditions as recommended.

Note to Planner: Please include the geotechnical Report by White Geotechnical Group, dated 1/4/2025 as part of the approved documents.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.