

Engineering Referral Response

Application Number:	DA2025/0198
Proposed Development:	Alterations and additions to a dwelling house
Date:	13/03/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 43 DP 13325 , 23 Park 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

13/03/2025

Council's Development Engineer requests additional information regarding the stormwater design.

This proposal is for alterations and additions to an existing dwelling.

Stormwater

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- Proper stormwater plans must be prepared by a qualified civil/hydraulic engineer. Of note that the rear part of the site does not naturally fall to the front street. Of note that an OSD system is likely required.
- For Council to consider any alternative stormwater disposal method, such as absorption trenches or level spreaders, the downstream neighbour (76 Central Road AVALON BEACH) must be approached to obtain a drainage easement refusal letter with sample letter in Appendix 2 of Council's 'Water Management for Development Policy'.

Site Access and Parking

No proposed change to the existing site access and parking.

Geotechnical Investigation

The site is partly located within the geotechnical hazard zone. A geotechnical report 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.