

Engineering Referral Response

Application Number:	DA2025/0167
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling and garage
Date:	05/03/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 528345 , 45 A Riviera 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

DATED 05/03/2025

The applicant seeks approval for garage parking, a secondary dwelling, and external stairs within the public road reserve. Geotechnical engineers have certified that the proposed development presents an acceptable risk. Driveway access is provided via an existing right of carriageway over adjoining properties, leading to Riviera Avenue. In accordance with the Council's "Water Management for Development" Policy, the applicant is required to provide On-Site Detention stormwater management, with a storage volume of 6 cubic meters and an allowable discharge rate of 3 l/s. However, the applicant has not submitted a stormwater management plan to support the application.

The proposed stairs within the road reserve represent a significant encroachment. Council's Transport & Civil Infrastructure Assets do not support the stair encroachment within the road reserve. As a result, the application is not supported for the following reasons:

- The development does not comply with Pittwater 21 DCP Clause B5.15 regarding Stormwater Management and fails to meet the requirements of the Council's "Water Management for Development Policy."
- The proposal is non-compliant with Section 138 of the Roads Act 1993. Specifically, the stairs within the road reserve are not supported by Council's Transport & Civil Infrastructure Assets,

as they do not provide the minimum required 1.5-meter clearance from the face of the kerb.

The Council Planner is requested to comment on the proposed stairs in relation to the rock escarpment and its impact on the streetscape.

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.