

Engineering Referral Response

Application Number:	DA2023/1047
Proposed Development:	Alterations and additions to a dwelling house
Date:	15/09/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 4 DP 204164 , 139 George 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

14/09/2023:

Development Application is for alterations and additions to existing dwelling house including addition of a swimming pool and widening of existing driveway.

Access

Site is accessed via Right of Carriageway, Proposal is to

- widen Right of Carriageway by moving existing retaining wall further 300mm, Applicant to provide concurrence from all the parties benefitted/burdened from this Right of Carriageway.
- widen the interval driveway by demolishing existing retaining wall and constructing new one. This retaining wall is on Council easement. Council can allow demolishing existing wall but construction of new wall within the easement is not permitted as no permanent structures are permitted over Council stormwater easement.

Stormwater

Site is burdened with Council stormwater pipe. Proposal is to connect site stormwater to existing pit over easement. This will be assessed under Stormwater Drainage Application (S68A) and can be condition accordingly.

- There appears to be an inconsistency of location of Council stormwater pipe and easement on the survey and the architectural plans. Existing pipeline and Easement location should be

plotted accurately on the architectural plans

- Architectural plans to show setback of proposed Pool piers from the existing pipeline and should not be placed within influence zone of Council pipe.
- Location of Council pipe is shown on the survey plan, this plan refers to an asset location report, this report is to be provided.

Geotech

Site is mapped as H1 Geotechnical Hazard. Geotechnical letter and Report by White Geotechnical Group, Ref: J4120A, Dated 15th June, 2023 and J4120, Dated 23rd March 2022 with form 1 and 1A is provided.

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.