
Sent: 3/02/2020 11:29:00 AM

Subject: RE: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Tim,

Please advise Lucas that Council Engineering comments were to ensure that referral comments from Council's Floodplain Engineers are included in the assessment of the application.

As advised previously, Council's NECC (Stormwater and Floodplain Engineering – Flood risk) supports the application.

To expedite any raised matters, please contact any of the Council Officers who provided referral comments for your application (and as per the Request to Withdraw letter sent).

- 1) Landscape Officer: Anthony Powe 9942 2333
- 2) NECC (Coast and Catchments): Rafiq Islam 9970 1375
- 3) NECC (Stormwater and Floodplain Engineering – Flood risk): Patrick Stuart 9976 1606
- 4) NECC (Bushland and Biodiversity): Kelly Askew 9970 1126
- 5) NECC (Riparian Lands and Creeks): Ruby Ardren 9970 1311
- 6) NECC (Development Engineering): Paul David 9942 2639

Regards

Kevin Short
Planner

Development Assessment
t 02 9942 2143 m 0409 363 865
kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Tim West

Sent: Monday, 3 February 2020 10:57 AM

To: Lucasbce ; Kevin Short

Cc: Tim Donovan

Subject: RE: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Kevin

Given Lucas's comments below can you please confirm if flooding is a factor in councils request for withdrawal and will we need to address flooding in any revised application.

Regards

Tim West BArch, BSci(Arch)
Director THW Architects
NSW Arch Reg 7417
0419 210 480
tim@thw.net.au

THW Architects
Suite 101, Level 1
60 Old Barrenjoey Rd
Avalon Beach NSW 2107
02 9918 5085



Member
Australian Institute of Architects

From: Lucasbce [mailto:lucasbce@bigpond.com]
Sent: Monday, 3 February 2020 10:51 AM
To: 'Kevin Short'
Cc: 'Tim West'
Subject: RE: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Kevin

From this information Councils Flood Officer supports the development.
Can you please clarify why then flooding issues are cited in the refusal ?
Noting the Engineering Referral Response seeks comment from Councils Floodplain Engineer whom supports the development.

Thank you

Lucas Molloy
Barrenjoey Consulting Engineers
mob - 0418620330
e - lucasbce@bigpond.com

From: Kevin Short [mailto:Kevin.Short@northernbeaches.nsw.gov.au]
Sent: Monday, 3 February 2020 10:16 AM
To: Lucasbce <lucasbce@bigpond.com>
Subject: FW: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street

Avalon

Hi Lucas,

I have attached Council's Flood Officer comments for your convenience. No concern is raised from that Officer.

I have attached other Council Officer referral comments that are available on line (and attached to this email) that do not support the application. Should you wish to discuss these referral comments with the Officer I can provide contact details asap.

Kind Regards

Kevin Short
Planner

Development Assessment
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kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Lucasbce <lucasbce@bigpond.com>
Sent: Monday, 3 February 2020 9:31 AM
To: Kevin Short <Kevin.Short@northernbeaches.nsw.gov.au>
Cc: 'Tim West' <tim@thw.net.au>
Subject: RE: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Hi Kevin

Barrenjoey Consulting Engineers prepared the Flood Inundation & Risk Assessment Reports for the proposed development at No 12A John St Avalon and am receipt of the "request for withdrawal of Development Application".

Can you please clarify Councils issues / concerns re -

- a) cl. C4.1 Subdivision - Protection from Hazards: The subdivision is not designed to provide adequate building platforms that have a low risk due to hazards including flood and estuarine hazards.*
- b) The subject site is located in flood risk hazard area. The development may require filling of the land and provision for flood storage. comments Council's Floodplain Engineers is requested.*

Noting that these issues have been assessed (in relation to Pittwater 21DCP Section B3 Hazard Controls) and addressed within the Flood Inundation & Risk Assessment Reports.

Thank you

Lucas Molloy
Barrenjoey Consulting Engineers
mob - 0418620330
e - lucasbce@bigpond.com

From: Tim West [<mailto:tim@thw.net.au>]
Sent: Friday, 31 January 2020 2:26 PM
To: lucasbce@bigpond.com
Subject: FW: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Lucas

Please review flood issues so we can discuss early next week.

Regards

Tim West BArch, BSci(Arch)
Director THW Architects
NSW Arch Reg 7417
0419 210 480
tim@thw.net.au

THW Architects
Suite 101, Level 1
60 Old Barrenjoey Rd
Avalon Beach NSW 2107
02 9918 5085



From: Kevin Short [<mailto:Kevin.Short@northernbeaches.nsw.gov.au>]
Sent: Thursday, 23 January 2020 8:46 AM
To: Tim West
Subject: FW: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Dear Tim and Vaughan,

Assessment of the subdivision application is now completed and planning matters of Council concern are highlighted in the letter attached (Request for Withdrawal of Development Application).

My apologies are sent to Vaughan as I previously sent it to Vaughan in error. Further apologies for using Time instead of Tim.

This letter has been amended to reflect the new timeframe to either withdraw the application with partial fee refund or let the application be determined.

Opportunities for amended/revised plans are not possible with this application, particularly given the highlighted planning matters.

Also, I shall respond back to you in terms of providing a response given you are on holidays.

Please feel free to call/email to discuss prior to this time.

Kind Regards

Kevin Short
Planner

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kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Kevin Short
Sent: Thursday, 23 January 2020 8:26 AM
To: tim@thw.net.au
Cc: Vaughan Milligan <vmdc@bigpond.net.au>
Subject: FW: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Dear Time and Vaughan,

Assessment of the subdivision application is now completed and planning matters of Council concern are highlighted in the letter attached (Request for Withdrawal of Development Application).

My apologies are sent to Vaughan as I previously sent it to Vaughan in error.

This letter has been amended to reflect the new timeframe to either withdraw the application with partial fee refund or let the application be determined.

Opportunities for amended/revised plans are not possible with this application, particularly given the highlighted planning matters.

Also, I shall respond back to you in terms of providing a response given you are on holidays.

Please feel free to call/email to discuss prior to this time.

Kind Regards

Kevin Short
Planner

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kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Kevin Short
Sent: Monday, 13 January 2020 3:49 PM
To: VMDC <vmdc@bigpond.net.au>
Subject: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon

Dear Vaughan,

Assessment of your subdivision application is now completed. Planning matters of Council's concern have been forwarded to you.

As per the letter sent, it is now your opportunity to either withdraw the application with partial fee refund or let the application be determined.

Please feel free to call/email to discuss prior to this time.

Kind Regards

Kevin Short
Planner

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Northern Beaches Council

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