

Engineering Referral Response

Application Number:	Mod2019/0169
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 202857 , 7 Trentwood Park 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 proposed modification of the previously approved subdivision to include access handles for proposed lots 2 and 3 up to the boundary with Trentwood Park has been assessed. The submitted plan for the proposal has been undertaken by the Architect and not the Surveyor. As such the information required for a plan of subdivision has not been shown and as the applicant proposes to replace the approved plan, it is considered that the new plan must be prepared by the Surveyor. The plan is to include bearings and distances for all the boundary lines. The plan is to include the proposed lot area for each lot and a separate lot area excluding the proposed access handle. The proposed right of way including the passing bay is to be shown on the plan together with the approved building footprints.

Development Engineers cannot support the application due to insufficient information to assess the proposed subdivision lot size in accordance with Clause 4.1 of Pittwater LEP 2014.

Additional Information submitted 18/06/2019

The submitted survey plan for the proposed modification is acceptable.

Development Engineers raise no objection to the proposed modification subject to the deletion of the plans by Adam Clerke in condition A 1 of the Court consent 2017/00202349 and the addition of the new plan by Adam Clerke, Ref:11713DP_3 dated 7/06/2019.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.