

Engineering Referral Response

Application Number:	DA2019/1332
To:	Kevin Short
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John 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

The following comments are provided in relation to the DA:-

- The proposed subdivision plan been prepared by an Architect does not have lot dimensions and bearings. The proposed plan of subdivision is to be prepared by a registered surveyor providing, detailed dimensions for the proposed lots with bearings. This is in order that an appropriate plan of subdivision is issued for the subdivision certificate.
- **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.**
- The right of carriageway exceed 50 meters from John Street. A common turning area to facilitate vehicles to leave in a forward direction is required to provide for safe access arrangement for the proposed subdivision. A detail turning movement area designed in accordance with AS/NZS 2890.1-2004 Parking Facilities is to shown on a concept driveway plan. Any elevation required due to flood level restriction should be incorporated in the driveway plan.
- A concept inter-allotment drainage plan is required showing the proposed connection to the existing internal drainage system.

Owing to the lack of information submitted with the application the proposed subdivision cannot be supported.

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.