
Sent: 3/02/2020 10:16:00 AM
Subject: FW: Development Application No: DA2019/1332 for Subdivision of one lot into two at 12A John Street Avalon
Attachments: Natural Environment Referral Response - Flood.PDF; Request to withdraw Development Application No DA20191332 for Subdivision of one lot into two at 12A John Street Avalon.MSG;

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



From: Lucasbce
Sent: Monday, 3 February 2020 9:31 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

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

Development Assessment
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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

Development Assessment
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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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Natural Environment Referral Response - Flood

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:

- All Development Applications on land below the 1 in100 year flood level;
- All Development Applications located on land below the Probable Maximum Flood levels.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The development proposes the subdivision of a residential lot. The development does not include any cut and fill earthworks. In terms of flood related controls, residential development on the subdivided lots is considered feasible.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Flooding

Fencing shall be open for passage of flood waters - All new fencing on the property must be design with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.

Reason: To ensure flood risk is not adversely affected for neighboring properties.

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