

Engineering Referral Response

Application Number:	DA2019/1333
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 development site is located in a high flood risk area. As such, it will require comments and conditions for approval from Council's Floodplain Engineers. This may include the proposed dwelling to be raised above the flood levels. The access arrangement to the proposed garage may be impacted. The development will require vehicular turning area and to be designed in accordance with AS/NZS 2890.1-2004. A concept plan for the turning area is required to ensure safe vehicular entry/exit can be achieved. The proposed garage appears have insufficient space provided for adequate vehicular maneuvering area.

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.