

Engineering Referral Response

Application Number:	DA2025/0994
Proposed Development:	Construction of a dwelling house and detached double garage
Date:	06/08/2025
To:	Anaiis Sarkissian
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 applicant is seeking approval to construct a new dwelling on the proposed lot, which remains subject to registration and compliance with the conditions of consent associated with DA2021/0420 for the approved two-lot subdivision. The proposed dwelling includes a double garage, with access via a right of carriageway extending over 50 metres in length.

The submitted car parking layout and driveway plan indicate that vehicles may not be able to exit the site in a forward direction.

To address this, the applicant is requested to provide revised driveway plans demonstrating compliance with AS/NZS 2890.1:2004, ensuring adequate on-site turning areas to allow vehicles to enter and exit in a forward direction.

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.