

Engineering Referral Response

Application Number:	DA2018/1996
To:	Renee Ezzy
Land to be developed (Address):	Lot 9 DP 629464 , 104 Cabarita Road AVALON BEACH NSW 2107 Lot 8 DP 629464 , 102 Cabarita Road AVALON BEACH NSW 2107 Lot 15 DP 858130 , 100 Cabarita Road AVALON BEACH NSW 2107 Lot 14 DP 858130 , 96 Cabarita Road 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 dwelling relies upon the creation of the lot in the current subdivision application at the same address. This application has some issues with respect to the road design in terms of grades and cross falls of the common access road. The dwelling proposed in this application relies upon this road for access and as such until the issue with the road design has been resolved, the assessment of the access to this property cannot be finalised.

The submitted Geotechnical report has been assessed and is satisfies the relevant DCP controls and the stormwater management for the site is also satisfactory.

Development Engineers do not support the application due to insufficient information to address the driveway in accordance with Clauses B6.1 and B6.2 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.