

Engineering Referral Response

Application Number:	DA2019/1505
Date:	02/03/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 11545 , 84 Avalon Parade AVALON BEACH NSW 2107 Lot 2 DP 11545 , 84 Avalon Parade 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 subject site is located in flood affected area. Storm water and Flood team have recommended approval. No OSD will be required for the proposed development.

Access to the site is difficult due to the location of the development being at the intersection of Ruskin Rowe and Avalon Parade. A number of traffic islands built at this intersection will cause a traffic safety issue for vehicle entering and leaving the development site. Traffic comments will be required for a suitable access arrangement to the development site. This may result in a new entry/exit and filling of the site. Any filling may also be an issue for Storm water and Flood team due to loss of flood storage area.

Development Engineers unable to finalise comments until a safe access arrangement to the development can be provided.

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.