

Engineering Referral Response

Application Number:	DA2020/0309
Date:	09/06/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 19 DP 209443 , 62 Riviera Avenue 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

Development Engineer has assessed the application and cannot support it due to the following reason.

Driveway gradients and the proposed tandem carstand area within the private property doesn't comply with AS/NZS 2890.1:2004 and Northern Beaches Council's DCP. The gradients for the proposed tandem carstand area are not to exceed 1 in 20 (5%). The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking area. Transition gradient prior to the proposed tandem carstand area shall be provided to provide safe access.

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.