

Engineering Referral Response

Application Number:	DA2020/0218
Date:	17/03/2020
To:	Catriona Shirley
Land to be developed (Address):	Lot 53 DP 8698 , 131 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 proposal requires the relocation and widening of the driveway crossing for the proposed garage. There are no sections through the driveway from the existing kerb to demonstrate compliance with Council's standard driveway profiles. The new crossing also requires the removal of a street tree which must be assessed by Council's Tree Officer. The proposal also increases the impervious area by more than 50 square metres and as such on-site stormwater detention (OSD) is required for the proposal.

Development Engineers cannot support the proposal due to insufficient information to assess Clauses B5.7 and B6.1 of Pittwater 21 DCP 2014.

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.