

Engineering Referral Response

Application Number:	REV2021/0016
Date:	18/06/2021
To:	Nick Keeler
Land to be developed (Address):	Lot 55 DP 11462 , 61 Dress Circle 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 amended parking space proposed off the existing driveway to Dress Circle Road is satisfactory.

It is noted that the secondary driveway gradient has been conditioned to be a maximum of 1 in 4 grade which will require the internal retaining walls to be higher to suit the additional cut. A check of the proposed garage level indicates that this level can be achieved with the required maximum grade of 1 in 4 with a transition of 1 in 10 for 1.5 metres prior to the garage. It is considered that the plans should be amended to suit the conditions for consistency.

As the existing crossing is to remain, condition 39 of consent DA2020/1194 can be deleted.

No objection to the proposed amended parking area subject to the amendment to the plans and deletion of condition 39.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.