

Engineering Referral Response

Application Number:	DA2020/0298
Date:	21/04/2020
To:	Tony Collier
Land to be developed (Address):	Lot 10 DP 12435 , 25 Kevin 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

The nature strip within the road reserve is steep and has trees which may be significant. An additional access driveway is proposed which is not supported since the street frontage is less than 30m (Clause 4.2 Pittwater 21 DCP 2014). There is no car parking provision for the existing dwelling which is proposed to be retained. There is insufficient information with regards to provision for a suitable access to both lots. In this regards a common driveway (right of carriageway) is recommended to be located adjacent to northern boundary where the current vehicular crossing is located. This will negate the need to clear the current vegetation within the public road and reduce changes to the streetscape. The subdivision lacks the following information:

- A concept driveway plan showing a 3.0 metres wide driveway serving both lots.
- Provision of two car spaces for the existing dwelling with a turning area to ensure vehicles can exit in a forward direction.
- The front lot shall have access to the common driveway. No additional access is permitted.
- Submission of a revised inter-allotment drainage plan with a single connection to the kerb servicing both lots. It is to be noted that the front lot will require provision of OSD when the dwelling is proposed in the future.

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.