

Engineering Referral Response

Application Number:	DA2020/0305
Date:	31/03/2020
To:	Gareth David
Land to be developed (Address):	Lot 3 DP 219898 , 13 Capua Place 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 includes the construction of a garage with a workshop on a second storey to replace an existing carport. A review of the submitted plans and survey plan indicates that the existing carport and proposed garage is located within an existing right of way (ROW) that burdens the site. It also appears that the existing driveway that traverses the site is not entirely within the ROW. In this regard it is considered that the applicant must relocate the ROW as part of the application to suit the existing driveway. A plan indicating these works must be provided so that it can be included in the approval.

Development Engineers cannot support the application due to insufficient information to address vehicular access in accordance with Clause B6.2 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.