

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0367
<b>Date:</b>	05/07/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 5 DP 28164 , 26 Riverview 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 50m<sup>2</sup> 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 proposed subdivision application has been reviewed and the following information is required:

- 1) The applicant is to provide access handle longection/cross-sections for the proposed rear lot drawn at suitable scale and prepared by a suitably qualified engineer.
- 2) Structural Details are also to be provided where the accessway handle crosses Councils stormwater drainage line in accordance with Councils Water Management Policy for development.
- 3) In accordance with Pittwater DCP 21 section C 4.2 Subdivisions - Council may permit a second driveway access to a public road if the street frontage to the road is 30m or more, or where rear access to the lot is provided. The applicant is to provide justification for non compliance with the 30m standard.
- 4) Demonstration of compliance with section C4.6 -Service and delivery vehicle access in subdivisions. In this regard the proposed rear lot is to demonstrate that the B85 vehicle can leave the parking area in a forward direction performing a 3 point turn only.

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.