

Engineering Referral Response

Application Number:	DA2019/0883
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 22361 , 2 A Ruskin Rowe 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 proposed development is flood affected and is burdened by a water course. Comments from Council's Flooding and Creek teams indicate that the proposal cannot be supported. It is considered that the issues raised by these departments will have an impact upon the proposal and as such until these issues are resolved a final assessment of the application cannot be undertaken by Development Engineering.

The proposal will not require OSD and the driveway crossings can be supported using Council's Normal profile.

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.