

Engineering Referral Response

Application Number:	DA2025/0448
Proposed Development:	Construction of a dwelling house
Date:	05/05/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 2 DP 260241 , 100 Hilltop 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 proposed development is on a Low Level Property. Stormwater discharge from the property is subject to the requirements of Section 5.5 of the Water Management for Development Policy. Please also refer to Appendix 2,3 & 4 as required by the Policy.

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.