

Engineering Referral Response

Application Number:	DA2025/0150
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	05/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 19 DP 8698 , 77 Central 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 proposal is for the construction of a new dwelling.

Stormwater

The site falls to the rear and stormwater management should be in accordance with Section 5.5 of Council's Water management for Development Policy. However as the flood affected and backs onto a reserve the submitted stormwater plan with the provision of OSD is acceptable subject to conditions.

Geotechnical

The site is in Geotechnical Hazard H2. As such Forms 1 & 1A are required prior to Development Engineering providing conditions.

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.