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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/05/2025 3:04:43 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/05/2025

MR Timothy Dewis  
- 133 Hudson PDE  
Clareville NSW 2107  
[REDACTED]

**RE: DA2025/0448 - 100 Hilltop Road AVALON BEACH NSW 2107**

We wish to echo the councils own engineering referral response dated 5/5/2025...

"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."

Our property directly below the proposed development will suffer the consequences of inadequate stormwater control measures. Our property adjacent to the natural creek line is classified as a flood zone, and any increase of water flow into the creek as a consequence of greater runoff, will cause flooding around our house.

In addition, the removal of trees will increase slope destabilization and increase the risk of landslip into the properties directly below. In combination with poor stormwater controls, the catastrophic consequences should not be ignored.

Stormwater dispersion pits that require proactive cleaning of mesh screens to prevent clogging of the water inlet, is an unsuitable long-term strategy. A greater number of dispersion pits would be a suggestion along with detailed consideration of the sub-surface separation layers leading to increased landslip risk.