

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0786
<b>Date:</b>	03/06/2022
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 8 DP 21933 , 47 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

Applicant seeks approval for garage with attached storage within the front set back area. A new vehicular access is proposed which is acceptable. However there are stairs and deck proposed in Council's Road Reserve. Prior to Development Engineers full assessment of the application Council's Road Asset Engineer (Transport & Civil Infrastructure Assets) comments/approval is requested.

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.