

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0189
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	16/04/2025
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 50 DP 22275 , 55 Binburra Avenue 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 50m<sup>2</sup> 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 applicant is seeking approval for alterations and additions to the existing dwelling, including changes to the previously approved stormwater management system. The proposed modifications to the rainwater tank and on-site detention (OSD) tank require updated stormwater management plans and revised hydraulic calculations in accordance with Council's *Water Management for Development 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.