

Engineering Referral Response

Application Number:	DA2025/0189
Proposed Development:	Alterations and additions to a dwelling house
Date:	30/04/2025
To:	Phil Lane
Land to be developed (Address):	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 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 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*.

DATED 30/04/2025

Review of the revised stormwater management plan indicates that no changes are proposed to the existing drainage system. The proposed modification does not impact the current drainage arrangement. Development Engineering has no objections to the proposal, subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.