

Engineering Referral Response

Application Number:	Mod2025/0477
Proposed Development:	Modification of Development Consent DA2024/1480 granted for Alterations and additions to a retirement village complex (Community centre building)
Date:	15/09/2025
To:	Nick England
Land to be developed (Address):	Lot 121 DP 789400 , 36 Cabbage Tree Road BAYVIEW NSW 2104

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 Statement of Modification and addendum to the Geotechnical report have been reviewed. Development engineering raises no objections to the proposed modification, subject to the retention of the existing engineering conditions of consent.

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:

Nil.