

Engineering Referral Response

Application Number:	Mod2023/0206
Proposed Development:	Modification of Development Consent DA2009/0800 granted for construction of 32 units for older people or people with a disability and sub-division.
Date:	14/11/2023
To:	Alex Keller
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

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 proposed modification includes the addition of a new internal path along the northern boundary, a set of stairs between buildings 5 and 6 and internal modifications to building 8. These works do not alter the original assessment of the application by Development Engineering. An updated stormwater management plan has been submitted which is consistent with the original stormwater plans submitted for the site. These plans can be included in the list of approved plans.

The proposal also includes the deletion of the approved access ramps and stairs from the access driveway within the site to the intersection of Lady Penrhyn Drive and Willandra Road. These works are subject to the approval under DA2009/1221 and cannot form part of this application. It is considered that a modification of DA2009/1221 must be submitted by the applicant to address the proposal to alter the access stairs as shown on the submitted drawings.

DA2009/1221 also includes conditions relating to the provision of the pedestrian path from the site up to Macintosh Road including the upgrading of the refuge island on the northern side of the intersection. These conditions may need to be amended to suit Council's Traffic Engineer's requirements for the safe access of pedestrians from the site to the nearest bus stop. It may be prudent for these conditions to be removed from this consent and included in DA2009/0800 for clarity. Comments from Council's Traffic Team should be sought to address this issue prior to lodgment of the modification application.

Development Engineering support the proposal subject to the inclusion of the stormwater plans in the list of approved plans and the deletion of the stair access relocation from the application.

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.