

Engineering Referral Response

Application Number:	Mod2023/0095
Proposed Development:	Modification of Development Consent DA2019/0600 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	05/04/2023
To:	Phil Lane
Land to be developed (Address):	Lot 2 DP 30019 , 81 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

The application seeks consent for modifications of development consent granted for alterations and additions to a dwelling house including a swimming pool.

The modifications to the development consent includes the deletion of the new carport and driveway from the proposal. The new proposal does not propose any works to the existing internal driveway or existing parking facility.

No objection to modifications subject to deletion of Condition 7 & 26 from the previous DA consent (DA2019/0600).

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.