

Engineering Referral Response

Application Number:	Mod2024/0611
Proposed Development:	Modification of Development Consent DA2023/1745 granted for Alterations and additions to a dwelling house including a swimming pool and carport
Date:	06/12/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 383 DP 16902 , 85 Palmgrove 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 proposed modification includes the widening of the carport and relocation of the existing stairs which will require some excavation and construction of a retaining wall. The Geotechnical report provides recommendations for the excavation and retaining structures. The works may impact an existing tree which will need to be assessed by Council's Landscape Officer.

Development Engineering support the proposal with no additional or modified conditions of consent recommended.

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.