

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0276
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1260 granted for Demolition works and construction of a Seniors Housing development comprising 10 self contained dwellings and site consolidation
<b>Date:</b>	05/09/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon 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 50m<sup>2</sup> 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

**05/09/2023:**

Development Engineering (DE) have no issues with this application, it's totally up to Traffic Team to accept/amend or delete their proposal.

Applicant is proposing to delete the conditions because of Keoride providing travel services to the residents. As per minimum there needs to be footpath along frontage of site as per clause C1.24- Public Road Reserve but again its up to Traffic team to decide whether they want footpath up to where Keoride drop-off the residents or just along the frontage of site.

Again its not clear that whether Keoride provides reverse service or not.

This is totally related to Traffic Team to assess and once Traffic Team make their decision, DE can simply incorporate their assessment into the final conditions.

The proposal is therefore unsupported.

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

**Recommended Engineering Conditions:**

Nil.