

Engineering Referral Response

Application Number:	Mod2023/0276
Proposed Development:	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
Date:	05/09/2023
To:	Thomas Prosser
Land to be developed (Address):	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 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

05/09/2023:

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

Once Traffic Team make their decision, DE can simply incorporate those in to the 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.