

Engineering Referral Response

Application Number:	Mod2023/0604
Proposed Development:	Modification of Development Consent N0599/03 granted for Demolition and construction of a shop top housing development consisting of supermarket, three retail units and 21 residential units and Strata Subdivision.
Date:	20/11/2023
To:	Claire Ryan
Land to be developed (Address):	<p>Lot 101 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>Lot 102 DP 1144021 , 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 1 S/P 82884 , 1 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 2 S/P 82884 , 2 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 3 S/P 82884 , 3 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 4 S/P 82884 , 4 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 5 S/P 82884 , 5 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884 , 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 6 S/P 82884 , 6 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884 , 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 7 S/P 82884 , 7 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884 , 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 8 S/P 82884 , 8 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884 , 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p> <p>LOT 9 S/P 82884 , 9 / 377 - 381 Barrenjoey Road NEWPORT NSW 2106</p>

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Lot CP SP 82884 , 377 - 381 Barrenjoey Road NEWPORT
NSW 2106

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

I have reviewed the Statement of Modification and have no objections to the proposed development.

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.