

Engineering Referral Response

Application Number:	Mod2025/0392
Proposed Development:	Modification of Development Consent DA2020/0008 for Demolition works and construction of a seniors housing development
Date:	15/08/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central 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 proposal includes updated stormwater management plans. These plans show proposed pits and pipes within the proposed dedication strip of land adjacent to the Patterson Lane frontage which is not supported. The plans must be amended to relocate pits 1/1 and 1/2 and the pipeline between them to within the proposed site boundary.

It is also considered that the Architectural plans should clearly indicate the location of the proposed new boundary line in accordance with the VPA for clarity.

Development Engineering cannot support the proposed modification due to insufficient information on the submitted stormwater plans.

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.