

Engineering Referral Response

Application Number:	Mod2025/0277
Proposed Development:	Modification of Development Consent REV2020/0023 granted for alterations and additions to a dwelling house including a swimming pool
Date:	11/07/2025
To:	Nick England
Land to be developed (Address):	Lot 4 DP 18667 , 205 Riverview Road AVALON BEACH NSW 2107 Lot LIC 517541 , 205 Riverview 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 does not alter the original assessment of the application by Development Engineering.

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.