

Engineering Referral Response

Application Number:	Mod2024/0568
Proposed Development:	Modification of Development Consent DA2019/0916 granted for Demolition works and construction of a dwelling house including swimming pools
Date:	13/11/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 28 DP 8075 , 32 Bower Street MANLY NSW 2095

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 Statement of Modification and associated documents have been reviewed. Development engineering raises no objections to the proposed modification, subject to the retention of the existing engineering conditions of consent imposed under consent DA2019/0916 and MOD2023/0211.

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.