

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0481
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1412 granted for Construction of a dwelling house
<b>Date:</b>	20/09/2023
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 4 DP 1240491 , 104 A Wakehurst Parkway ELANORA HEIGHTS NSW 2101

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 proposed modification increases the proposed excavation to accommodate the utility rooms in garage level. A new Geotechnical report has been submitted for the proposal which addresses the relevant DCP controls. The garage level is unaltered by the proposal and the stormwater management is also unchanged as a result of the proposal.

Development Engineering support the proposal subject to conditions 1 and 7 reflecting the revised date of the Geotechnical Report by Martens Consulting Engineers to July 2023.

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.