

Engineering Referral Response

Application Number:	Mod2024/0177
Proposed Development:	Modification of Development Consent DA2021/0939 granted for alterations and additions to a dwelling house
Date:	19/04/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot 1 DP 259940 , 22 Samuel Street MONA VALE NSW 2103

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

19/04/2024:

No objections are raised to the proposed modifications to conditions of MOD2023/0696, please refer below;

- 1) Delete Condition 8A Stormwater Drainage Application of MOD2023/0696
- 2) Amend Condition 8C of Mod2023/0696 and to be read as;

Certification of Structures Located Adjacent to Council Pipeline or Council Easement

All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Water Management Policy; (in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification). Structural details prepared by a suitably qualified Civil Engineer by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: Protection of Council's Infrastructure.

Rest of the existing Development Engineering conditions for MOD2023/0696 and DA2021/0939 are considered to still be relevant and adequate.

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.