

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0659
<b>Proposed Development:</b>	Alterations and additions to a dual occupancy and strata subdivision into two strata lots
<b>Date:</b>	27/06/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 86 DP 5464 , 10 Rowan 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 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 previous development for the construction of the dual occupancy included OSD. Building Control or Planning are to include the appropriate conditions for the strata certificate application.

Development Engineering support the proposal, subject to conditions as 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:

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.