

Engineering Referral Response

Application Number:	Mod2023/0488
Proposed Development:	Modification of Development Consent DA2019/1421 granted for Alterations and additions to an existing dwelling house
Date:	25/09/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 57 DP 6195 , 5 Surfview Road 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

I have reviewed the Statement of Modification and amended plans and have no objection to the proposed development subject to the removal of conditions of consent 8 & 19, which relate to vehicle crossing construction, which is no longer proposed. Other engineering conditions of consent should be retained. It is recommended that the following condition be added.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.