

Engineering Referral Response

Application Number:	Mod2018/0484
To:	Lashta Haidari
Land to be developed (Address):	Lot 3 DP 217045 , 3 A Dygal 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

Applicant has to provide evidence that the pedestrian footpath have been built in accordance with Council's approved plans; (Deferred commencement condition) Plan Numbers DA05 Issue C and DA06 both dated December 2004 prepared by Sean Gartner Architects . A detail survey of the approved travel path plan demonstrating compliance with conditions D26, D27. and D39 of DA N0972/2003 and Council approved pedestrian plans for the development is required. Any pedestrian footpath works undertaken by Council were not constructed to provide for SEPP (Housing for Seniors or People with a Disability) 2004. As result the proposed modification is to be refused.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.