

## Engineering Referral Response

<b>Application Number:</b>	Mod2025/0186
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0060 granted for Alterations and additions to a dwelling house
<b>Date:</b>	11/06/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 10 DP 27133 , 10 Taminga Street BAYVIEW NSW 2104

### 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

Please provide a Statement of Modification.

#### Engineering Comments 11.06.25

A Statement of Modification has been provided. Development engineering raises no further objections to the proposed modification, subject to the retention of the existing engineering conditions of consent and the addition of the following conditions:

:

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

**Additional Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations identified in the additional Geotechnical Report by Soilsrock dated 25.03.2025 referenced in Condition 1 of this consent are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

**Stormwater disposal from Right of Way Driveway**

Stormwater from the right of way driveway development shall be disposed of in accordance with the Stormwater Management plans prepared by NB Consulting Engineers, Job No. 2405100, rev C dated 29.05.2025.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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