

## Engineering Referral Response

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| <b>Application Number:</b>             | Mod2023/0489  |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2020/1289 granted for Demolition works and construction of a dwelling including swimming pool |
| <b>Date:</b>                           | 12/10/2023  |
| <b>To:</b>                             | Kye Miles   |
| <b>Land to be developed (Address):</b> | Lot 9 DP 15762 , 11 Bruce 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 proposal is for the construction of access stairs in the road reserve. Council's Road Asset team have conditioned a Minor Encroachment Application. No objections to approval subject to the following amendments to Consent DA2020/1289 conditions:

#### **Condition 11 Amendments to the approved plans** delete first dot point

- The external access steps located within the nature strip are not approved.

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.