

Engineering Referral Response

Application Number:	Mod2023/0691
Proposed Development:	Modification of Development Consent DA2023/1349 granted for Alterations and additions to a dwelling house
Date:	15/12/2023
To:	Kye Miles
Land to be developed (Address):	Lot 2 DP 31077 , 42 Pringle Avenue BELROSE NSW 2085

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 proposed works as approved under DA2023/1349 and have come to the conclusion that the initial bond requirement of \$50,000 was excessive. My recommendation is that the bond amount as shown in the Condition of Consent 8 be reduced to Three thousand dollars (\$3,000). All other engineering conditions of consent should be retained.

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.