

## Engineering Referral Response

Application Number:	Mod2014/0200
To:	Luke Perry
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

### 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

It is understood that Zone 5 Early Works are undertaken primarily on Starfish Carpark only and no retail development is included in this work package.

I refer to the Stage 1 Civil - Phase 1 Early works report prepared by Cardno, dated 4 December 2014. This report states operation of the Starfish Carpark is not reliant on the flood barriers and flood walls shown on drawing W4548-312(D) and advises the works do not change the current overland flow regime for this development.

Provided the works related to this proposed modification is concentrated to Zone 5 Early Works area only, no objections are raised to the proposed modification to conditions 52, 53, 54, 55, 56, 57, 58 and 60 of the Development Consent as noted in the letter from Urbis dated 28 August 2014.

### Referral Body Recommendation

Recommended for approval

### Refusal comments

### Recommended Engineering Conditions:

Nil.