

Engineering Referral Response

Application Number:	Mod2021/0004
Date:	07/04/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102

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

The proposed modification has been reviewed and cannot be supported for the following reasons:

1) The approved subdivision plan prepared by Survey Plus (ref no 18442 Sub 1B) details the proposed creation of 3 Lots (Stage 2B) . The private internal access road is located on Lot 1 (The community Lot) and as such its construction to be facilitated by a subdivision works certificate as required by clause 6.13 of the EP and A act - Requirement for subdivision works certificate. Section 6.1 of the EP&A Act defines "subdivision work" as any physical activity authorised to be carried out in connection with a subdivision under the conditions of a development consent for the subdivision of land. Works include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent.

2) The deletion of Condition 18 – Tanking of Basement Level is however supported.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.