

Engineering Referral Response

Application Number:	Mod2018/0617
To:	Rebecca Englund
Land to be developed (Address):	Lot 31 DP 5464 , 31 Warriewood Road WARRIEWOOD NSW 2102 Lot 30 DP 5464 , 29 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

No objections to the proposal to modify the land area of Lot 13 from 3308m² to 3151m². Noting that Lot 13 will eventually be dedicated to council as a riparian corridor.

It is also noted that within the dedication area and corresponding to the shared pathway location an open excavation exists which is intended to be a pit forming part of the subdivision sewer disposal line. It is also not clear whether the developer will demolish the block retaining wall adjacent to this area and naturally batter the area.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Engineering Conditions:

Nil.