

Engineering Referral Response

Application Number:	Mod2022/0195
Date:	16/05/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street 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 modification which proposes to remove Conditions 45 and 48 from the development consent is supported for the following reasons:

- 1) Condition 45 requires a restriction on on use to require occupants to shelter in place during a flood event. Advice received from the flood management team is that this can be removed.
- 2) Condition 48 requires a positive covenant to be placed on the bin storage facility , however the waste removal we be at the kerb from each lot and there was no bin enclosures approved with the development application.

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.