

Engineering Referral Response

Application Number:	Mod2015/0032
To:	Kevin Short
Land to be developed (Address):	Lot 2 DP 1181713 , 5 Lawrence Street FRESHWATER NSW 2096

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 to consent DA2007/0856 has been assessed and the following comments apply.

The applicant seeks to delete conditions 2, 3, 7 and 17 along with amending conditions 4, 7, 32, 42, 89 and 114 of the above consent.

Development Engineers have assessed the relevant conditions from the above list and provide the following comments.

Condition 2 - Approved Stormwater Plan

The previous modification application for the site, MOD2014/0117 included a revised drainage design for the portion of the development site fronting 18 Marmora Street. This design was approved and the plans were reflected in Condition 1 of the consent.

The original plans that were approved included the drainage design for both the portion of the site fronting Lawrence St and the portion fronting Marmora St. As the above mentioned modification did not include the drainage design for the portion of the site fronting Lawrence St, the original drainage plans approved in DA2007/0856 in condition 2 are still valid for the portion of the site fronting Lawrence St.

Development Engineers cannot support the request to delete condition 2. In this regard the applicant may need to provide revised drainage plans for the portion of the site fronting Lawrence St in order to delete

condition 2. This would then also require the modification of condition 1 to reflect the revised plans.

Conditions 4 and 7 - Vehicle Crossings and Layback Construction.

No objection is raised to the modification of these conditions.

Condition 17 - Waterproofing/Tanking of Basement Level

The submitted information by the applicant including the geotechnical assessment, inflow report and letter from the NSW Office of Water have been reviewed and it is considered that as a result condition 17 may be deleted.

The other conditions must be assessed by the relevant officers from Council as they are not conditions provided by Development Engineering.

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.