

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 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

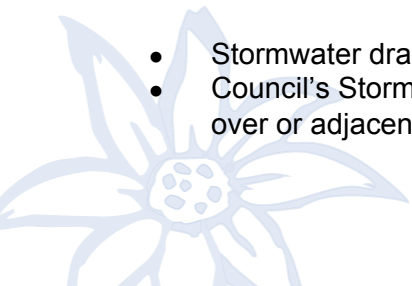
The proposed modification suggests the completion of the car park prior to the completion of any other works as approved in the Development Consent to meet the impending Christmas parking demand. This proposed modification somewhat implies the Consent is to be staged. However, the current Development Consent does not take into consideration a staged development and consequently the Conditions of Consent have not been issued accordingly.

If the applicant proposes a staged development, the hydraulics consultant is to document how the proposed modification impacts the specific stages of the development.

Also, by deleting the word 'any' and including the word 'relevant' does not account for the specific stages of the works for this development. The word 'relevant' is ambiguous and is a subjective interpretation that may not provide the outcomes satisfactory to Council.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP
- Council's Stormwater pipeline clearance for the development in accordance with clause C6 Building over or adjacent to Constructed Council Drainage Easements



Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.