

## Engineering Referral Response

<b>Application Number:</b>	Mod2014/0117
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<b>To:</b>	Kevin Short
<b>Land to be developed (Address):</b>	Part Lot 394 DP752038 , 5 Lawrence Street FRESHWATER NSW 2096 Lot 9 DP 10321 , 18 Marmora Street FRESHWATER NSW 2096 Part Lot 394 DP 752038 , 5 A 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 50m<sup>2</sup> 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

Review of the revised plans show the following.

- The building has been pulled back 3.0 metres away from the northern boundary which complies with Building over or Adjacent to Constructed Council Drainage Easement Policy.
- An overland flow path has been provided within the above 3.0m wide easement required by the conditions of consent.
- The driveway is considered to be acceptable.

No Development Engineer's objection raised to the MOD and no changes to court approved Engineering conditions is necessary.

### Referral Body Recommendation

Recommended for approval



**Refusal comments**

**Recommended Engineering Conditions:**

Nil.