

Engineering Referral Response

Application Number:	Mod2015/0152
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To:	Luke Perry
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans 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

Request Traffic Management Team to comment on MOD prior to finalising Development Engineering comments.

The SEE prepared by Urbis proposes to amend conditions of consent in DA2014*0875. In particular conditions 18 and 19.

- Condition 18 - No objection is raised to the proposal to reduce the rain water tank to 50KL.
- Conditions 19 - Traffic Management Team for consideration and approval. Should the modification be approved please refer the matter back to Development Engineering for comments to ensure appropriated conditions for road works including road dedication if necessary is imposed.

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.