

Engineering Referral Response

Application Number:	Mod2017/0148
To:	David Auster
Land to be developed (Address):	Lot 1 DP 830423 , 22 - 26 Albert 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

No Development Engineering objection is raised to deletion of conditions 10 subject to the condition being amended to the following:-

Revised conditions 10:

"A Certificate is required from a Registered Surveyor to be submitted prior to the issue of the subdivision certificate certifying that all walls, slabs and services that form the approved boundaries and easements have been constructed. An identification survey plans of all structures including services plans over the final plan of subdivision prepared by a registered surveyor shall submitted to Council."

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.