

Engineering Referral Response

Application Number:	Mod2022/0559
Proposed Development:	Modification of Development Consent DA2020/0393 granted for Demolition works and construction of a shop top housing development comprising retail premises, 49 dwellings, basement carparking and landscaping
Date:	30/01/2023
To:	Adam Susko
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

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 applicant has provided a letter from their stormwater consultant Erbas suggesting there are minor changes to the On site stormwater detention tank located on the western boundary, however the SEE does not list any modification to the original approved stormwater plans or proposal to amend Condition 21 (on site detention details). It is therefore assumed that the OSD stormwater management plan will remain unchanged from the original approved MYD consulting engineers approved plans.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.