

Engineering Referral Response

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| Application Number: | Mod2022/0733 |
| Proposed Development: | Modification of Development Consent DA2021/0053 granted for Subdivision of land and construction of dwelling houses semi-detached dwellings and attached dwellings |
| Date: | 11/03/2023 |
| To: | Jordan Davies |
| Land to be developed (Address): | Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102 Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102 Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102 |

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 modifications (as seen below) to the garage FFLs and removal of the substation on lot 13 are unclear when reviewing the design plans . The change in level to the garage floors is to be quantified ie approved vrs proposed etc.

- Minor changes in levels to ensure compliance with Council's driveway gradient requirements and to simplify construction. •
- The removal of a substation and the consolidation of the land it previously occupied into the lot for Town House 12. The area will landscaped which results in an increase in private open space for this dwelling.

Therefore the application is not supported.

The proposal is therefore unsupported.

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

Recommended Engineering Conditions:

Nil.