

Engineering Referral Response

Application Number:	Mod2014/0052
To:	Kevin Short
Land to be developed (Address):	Part Lot 394 DP752038 , 5 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 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

This application has been previously modified to stage the development so that the torrens title subdivision could occur prior to the final occupation certificate being issued for the development. Consent conditions 114, 116 and 117 appear to be incorrectly placed in the consent and should be under the heading of prior to the release of the occupation certificate.

No objection to the relocation of conditions 114, 116 and 117 from prior to release of the subdivision certificate to prior to release of the occupation certificate.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Engineering Conditions:

Nil.

