

Engineering Referral Response

Application Number:	DA2020/0392
Date:	30/06/2020
To:	Georgia Quinn
Land to be developed (Address):	Lot 2414 DP 752038 , 19 Morgan Road 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

Comments Development Engineering

Road and assets comments are noted and the relevant conditions will be imposed in relation to vehicle access consistent with the previous Development Application approval.

DELETE PRIOR TO FINALISING: Development Engineering - please ensure the following condition is placed on the consent if approved:

Please note the comments of TCI Assets:

As such the conditions of the earlier development application are appropriate (DA2011/0628)

General Conditions:

1. Works within the road reserve subject to Part 5 Assessment

If any works are required to the unsealed roadway for vehicle access, the applicant shall comply with the requirements of Part 5 of the Environmental Planning and Assessment Act 1979 for

environmental impact assessment.

Reason: To ensure the environmental integrity of the flora and fauna within and adjacent to the roadway

Prior to CC

1. Vehicular access

Prior to the issue of the Construction Certificate, the applicant is to provide written evidence to the Certifying Authority from the owner/road authority of the road reserve that it is satisfied with any proposed vehicular access to the subject site.

Prior to OC

1. House/Building Number

House/building number is to be affixed to the building to be readily visible from Morgan Road.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim/final Occupation Certificate.

Reason: Proper identification of buildings. (DACPLF04)

Reason: To ensure vehicle access is obtained

1. Vehicular access

Vehicle access is to be provided to the site in accordance with the requirements of the land owner of the road reserve/road authority.

Details demonstrating compliance shall be submitted to the Principle Certifying Authority prior to the issuing of an interim/final Occupation Certificate.

Reason: To ensure vehicle access is obtained.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Road works)

The applicant is to lodge a bond with Council of \$2000 as security against any damage to Morgan Road as a result of the works as part of this consent.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle access Crown Road Reserve

No consent is granted for any works on the Crown road reserve that adjoins the land subject to this consent.

Prior to the issue of the Construction Certificate, the applicant is to provide written evidence to the Certifying Authority from the owner/road authority of the road reserve that it is satisfied with any proposed vehicular access to the subject site.

Reason: To satisfy the road authority and land owner requirements.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

Works within the crown road reserve subject to Part 5 Assessment

If any works are required to the unsealed roadway within the Crown Road reserve for vehicle access, the applicant shall comply with the requirements of Part 5 of the Environmental Planning and Assessment Act 1979 for environmental impact assessment.

Reason: To ensure the environmental integrity of the flora and fauna within and adjacent to the roadway