

Engineering Referral Response

Application Number:	Mod2020/0365
Date:	29/09/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way 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

No objection to the proposed modification of Condition 11 , however for more clarity the proposed amended condition 11 should read as follows.

11. Construction, Excavation and Associated Works Bond (Road and footpath reconstruction works)
A Bond of \$150,000 as security against any damage or failure to complete the construction of 1.5m wide footpath in the Forest Way road reserve and part road reconstruction as required part of this consent and payable prior to the issue of any construction certificate for the proposed Residential care facility at 207 Forest way Belrose (Delete the relevant construction certificate for any construction works adjacent or adjoining Forest Way.)

Reason: Protection of Council's Infrastructure

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.