

Engineering Referral Response

Application Number:	DA2019/1419
To:	Lashta Haidari
Land to be developed (Address):	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

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

Note to Planner:

The development proposes works within adjoining lands. Please ensure any necessary owners consents have been obtained.

The development proposes works within existing easements. Please ensure written concurrence from the beneficiaries of these easements are obtained for any encroachments.

Stormwater:

The proposal is located below the groundwater table. As such, the development shall be permanently tanked and appropriately conditioned.

Access and Maneuvering:

The development will impact on access arrangements to the delivery door of the adjoining property at Lot 6 DP 1020015. Turning paths shall be provided demonstrating that access for the largest service vehicle of the adjoining development is not adversely affected.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
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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.