

Engineering Referral Response

Application Number:	Mod2022/0567
Date:	02/11/2022
To:	Gareth David
Land to be developed (Address):	Lot 2 DP 747438 , 165 A Seaforth Crescent SEAFORTH NSW 2092 Lot 1 DP 747438 , 165 Seaforth Crescent SEAFORTH NSW 2092

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 applicant agreed to remove the deck attached to the building of the proposed Lot 101 within the proposed Lot 100.

As such, Development Engineering has no objection to modify the condition 7.

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:

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

Deletion of the existing deck in Proposed Lot 100

The existing deck must be removed within the proposed Lot 100.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure suitable access to private property.