

Engineering Referral Response

Application Number:	Mod2022/0606
Proposed Development:	Modification of Development Consent DA2021/2671 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	13/12/2022
To:	Grace Facer
Land to be developed (Address):	Lot 19 DP 236667 , 61 B Wandeen Road CLAREVILLE NSW 2107

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 proposed modification to include a parking bay off the existing shared driveway is not supported as this portion of the site is a right of way which precludes any parking of vehicles in accordance with the Conveyancing Act. The proposed parking bay must be deleted from the plans prior to any approval of the application.

Development Engineering cannot support the proposal due to proposed parking contrary to Conveyancing Act.

Amended plans received 13/12/2022

The proposed parking area within the right of way has been deleted on all plans which is acceptable. The demolition plan indicates an area of proposed excavation for a crane during construction. As this area is also located within the right of way the use of this portion of the site other than for access cannot be supported and the plans must be amended to delete the proposal.

Provided the plans are amended to suit the above, Development Engineering support the proposal with no additional or modified conditions of consent.

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.