

Engineering Referral Response

Application Number:	Mod2025/0002
Proposed Development:	Modification of Development Consent DA2022/2181 granted for Demolition works and construction of a seniors housing development
Date:	15/01/2025
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

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 development provides for additional basement parking. In particular parking space R11. The parking space R11 soffit level and slab thickness may cause the finish driveway level to be higher than proposed at RL112. This has the potential to change to driveway grades entering the basement car park. The applicant is requested to show that the proposed driveway grades is achievable with the car parking space R11. In this regards the driveway grades shall comply with AS/NZS 2890.1: 2004 and Court approved driveway plans.

Therefore, the proposal cannot be supported for non compliance with Warringal DCP Part C Parking Facility.

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.