Engineering Referral Response

Application Number:	DA2019/0581

To:	Jordan Davies
Land to be developed (Address):	Lot 2 DP 1008986 , 200 Forest Way BELROSE NSW 2085 Lot 1 DP 1205253 , 200 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

Note to Planner:
Please refer to Traffic Engineering and RMS for comments and assessment. The following assessment notes related to the proposed works.

Traffic:
Traffic report needs to be submitted for further assessment, The report shall include, but not be limited to, certification that the design of carparking areas and turning paths are in accordance with AS2890, clear demonstration of satisfactory manoeuvring on-site and forward entry and exit to and from the public road for all spaces.

Stormwater;

It appears no additional hardstand area proposed. Please clarify with the applicant.

External Works:
Any future approval may require upgrade works for access within road reserve and shall be appropriately condition.

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.

- Parking facilities for the development in accordance with clause C3 Parking Facilities.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.