

Property and Commercial Development Referral Response

Application Number:	DA2023/0696
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	25/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 16 DP 200638 , 60 Castle Circuit SEAFORTH NSW 2092

Reasons for referral

This application seeks consent on land being adjoining or adjacent to any Council Assets/Property/Facilities

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for the construction of a new dwelling house including swimming pool. The proposal incorporates an elevated slab on the Council road reserve and as such the applicant will be required to enter into a Road Reserve Consent with Council. A condition to this effect will be included on any consent granted.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Referral Body Recommendation

Approval

Parks, Reserves and Foreshores Conditions:

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

Road Reserve Consent

Prior to issue of the Construction Certificate, the applicant must enter into an approval for the driveway that is located on Council's road reserve. The relevant form "Use of a Portion of a Road Reserve Application" can be found on Council's website.

Reason: To ensure compliance with the Roads Act 1993.