

## Engineering Referral Response

|                                        |                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2024/0271                                                                                 |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2022/0751 granted for Construction of a dwelling house |
| <b>Date:</b>                           | 11/07/2024                                                                                   |
| <b>To:</b>                             | Dean Pattalis                                                                                |
| <b>Land to be developed (Address):</b> | Lot 10 DP 610571 , 53 Arthur Street 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 50m<sup>2</sup> 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 car hardstand adjacent to the proposed dwelling is supported. As the submitted plans do not include any dimensions for the hardstand area, conditions have been included to ensure this is achieved by the applicant.

Development Engineering support the proposal subject to the deletion of conditions 10 and 18 of consent DA2022/0751 and the following 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:

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

#### **Off Street Parking Design**

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of

Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Sections 2.4 Design of Parking Modules and 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

#### **Certification of Off Street Parking Works**

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Sections 2.4 Design of Parking Modules and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: Compliance with this consent.