

Engineering Referral Response

Application Number:	Mod2023/0675
Proposed Development:	Modification of Development Consent DA2022/0751 granted for Construction of a dwelling house
Date:	30/01/2024
To:	Dean Pattalis
Land to be developed (Address):	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 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 removal of condition 18 of consent DA2022/0751 is not supported as this crossing is made redundant by the construction of the new dwelling. As there will be no approved parking space for this driveway crossing once the dwelling is constructed it is necessary for the crossing to be reinstated to kerb and footpath.

If the applicant is proposing to create a circular driveway with additional parking then this would need to be included in a future development application for consideration.

Development Engineering cannot support the proposal due to inconsistency with Clause C2 of the DCP.

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.