

Engineering Referral Response

Application Number:	Mod2021/0004
Date:	18/05/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102

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

UPDATED COMMENTS 18/5/2021

The proposed amended conditions as detailed by Councils Principal Planner are accepted. No objections to the proposed modification subject to an additional condition.

PREVIOUS CONDITIONS

The proposed modification has been reviewed and cannot be supported for the following reasons:

1) The approved subdivision plan prepared by Survey Plus (ref no 18442 Sub 1B) details the proposed creation of 3 Lots (Stage 2B) . The private internal access road is located on Lot 1 (The community Lot) and as such its construction to be facilitated by a subdivision works certificate as required by clause 6.13 of the EP and A act - Requirement for subdivision works certificate. Section 6.1 of the EP&A Act defines "subdivision work" as any physical activity authorised to be carried out in connection with a subdivision under the conditions of a development consent for the subdivision of land. Works include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent.

2) The deletion of Condition 18 – Tanking of Basement Level is however supported.

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

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. These works include alterations to the existing road drainage network and relocation of the entry drive/vehicle crossing to the private internal laneway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include four (4) copies of Civil Engineering plans for the design of drainage and driveway entrance works which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information: The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the any Construction Certificate for Stage 2.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.