

Engineering Referral Response

Application Number:	Mod2015/0152
To:	Luke Perry
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

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

Request Traffic Management Team to comment on MOD prior to finalising Development Engineering comments.

The SEE prepared by Urbis proposes to amend conditions of consent in DA2014*0875. In particular conditions 18 and 19.

- Condition 18 - No objection is raised to the proposal to reduce the rain water tank to 50KL.
- Conditions 19 - Traffic Management Team for consideration and approval. Should the modification be approved please refer the matter back to Development Engineering for comments to ensure appropriated conditions for road works including road dedication if necessary is imposed.

Additional comments Dated 12/11/2015

In discussion with Traffic Management Team, condition "19 shall be amended to the following:-

- 19.** Application for Works to be Approved within Councils Roadway

An application for works to be approved within Councils roadway under the provisions of Sections 138 and 139 of the Roads Act 1993 is to be lodged with Council and approved. The application is to include four (4) copies of Civil Engineering plans to be generally in accordance with the civil design approved with the

Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy for the design and construction of the following:-

- a. All existing damaged, cracked and redundant kerb and gutter are to be reconstructed.
 - b. The Layby bay proposed in Evans Street is not permitted and must be deleted.
 - c. The width for the vehicular crossing for the loading dock shall be designed for a Heavy rigid vehicle in accordance with AS2890.2, entry to basement car park shall be 6.0 metres wide and exit from the basement car park shall be 7.0 metres wide.
 - d. A 1.5 metres wide new concrete footpath in Evans Street, The Drive, Carrington Parade, Lumsdaine Drive and associated bike paths.
 - e. The proposed new concrete footpath must be extended to the existing public footpath network adjoining the proposed development.
 - f. Construction of road widening and median turning centre lane in accordance with civil plans approved in the activation of the deferred commencement conditions.
 - g. Construction of refuge Islands in Evans Street at both ends of the club and Lumsdaine Drive in accordance with civil plans approved by the activation of the deferred commencement conditions.
 - h. Provision of street lighting to comply with Australian street lighting standards.
 - i. Submission of Traffic management and Traffic control plans.
 - J. Construction of Layby bay in Lumsdaine Drive and widening of footpath.
- Detail Engineering plans are required.

The Fee Associated with the assessment and approval of the plans is to be in accordance with Council Fees and Charges.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Council's specification for engineering works. (DACENC08)

In order to provide for road widening it would necessary for road dedication in Evans Street and Lumsdaine Drive.

No Development Engineering objection is raised to the proposed development subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

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

Registration of Road Dedication

A copy of the registered plan with the Land and Property Information System for road dedication is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that the road dedication is registered. (DACENF02)

Road Dedication

All road widening works required in Lumsdaine Drive and Evans Street shall be dedicated to Council. A completed subdivision certificate application form must be lodged with Council for approval. All cost associated with the road dedication including any public utility service relocation/adjustment must be borne by the applicant.

Reason: To ensure that the plans relate to approved development (DACENFPO1)

Sydney Water Compliance Certification

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au <<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACENFPOC2)