

Engineering Referral Response

Application Number:	Mod2023/0177
Proposed Development:	Modification of Development Consent DA2018/1598 granted for Demolition Works and Construction of a Boarding House with basement car park
Date:	13/04/2023
To:	Thomas Bershtein
Land to be developed (Address):	Lot 86 DP 20077 , 22 Frenchs Forest Road East FRENCHS FOREST NSW 2086

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

Development Engineering support the proposal subject to conditions as recommended.

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. 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 Civil Engineering plans for the design of the relocation of the existing bus stop to the south of the proposed driveway which is to be generally in accordance with the Council's

specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. The bus stop must comply with DDA requirements.
2. The edge of the bus stop concrete slab must commence from the edge of the proposed driveway wing.
3. The signage must be at least 600mm from the back of the kerb and from the edge of the driveway and in accordance with the Traffic Committee approval.
4. The provision of signage within the property boundary to enforce left out only from the proposed driveway onto Patanga Road.
5. The provision of additional advanced warning signs to enforce the access restrictions from Patanga Road onto Frenchs Forest Road East.

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 Certifier prior to the issue of the Construction Certificate

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

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

Certification of Civil Works and Works as Executed Data on Council Land

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed bus stop relocation works have been constructed in accordance with this consent and the approved Infrastructure Works on Council Roadway (Section 138) application.

The certification is to be submitted to Council and Council's acceptance shall be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.