

## Engineering Referral Response

<b>Application Number:</b>	Mod2015/0078
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

### 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

Development Engineers have no comments to offer with regards to the proposed modification to condition 41 of the Consent, as the condition is non-engineering related.

Proposed modification to condition 41 is to be reviewed by the relevant Council officer.

Assessment dated 24 August 2015

Following condition is issued as requested by Roads Asset Team

#### • 41. Maximum Enrolment

The maximum allowable enrolment for the Covenant Christian School on the subject site shall not exceed 1100 students.

Prior to any increase in enrolments above 900 students, design and construction plans shall be submitted to Warringah Council for approval under the Sections 138 and 139 of the Roads Act 1993 for concrete kerb, gutter, footpath, drainage, traffic signage and bitumen widening to the school frontages along Bundaleer Street and Linden Avenue for the purposes of additional kerbside carparking (referred to as the "Works"), generally in accordance with the Traffic Management Policy, prepared by Covenant Christian School, version 5.0, dated June 2015. Details are to include the following:

The submission is to include four (4) copies of Civil Engineering plans for the design of works within the

road reserve which are to be generally in accordance with the civil design requirements of Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy, including kerb to kerb road width.

(a) Submission of application form for works within a public road reserve, including payment of applicable Council's fees and charges.

The applicant/developer is to lodge civil engineering plans with the completed 'Application for works to be approved within Council roadway' form. This form is available on the weblink below:

<http://www.warringah.nsw.gov.au/sites/default/files/documents/pdf-forms/application-works-be-approved-within-councils-roadway/works-be-approved-within-council-roadwaynov2014.pdf>

(b) All footpath/roadworks works are to be constructed in accordance with Council's AUS-SPEC#1 and Minor Works policy, including erosion and sediment controls.

(c) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification.

(d) Engineering works are to be completed to the satisfaction of Warringah Council's Development Engineer prior to any increase in student enrolments above 900 students.

(e) The developer/applicant must lodge with Council a security bond against any damage or failure to complete the construction of the Works as part of this consent is required. (NOTE: This bond may be refunded and replaced by the Maintenance Bond upon submission to Council of the final Compliance Certificate or Subdivision Certificate.) The amount security bond will be determined by Council prior to issue of the Roads Act approval for the Works.

The developer/applicant must lodge with Council a Maintenance Bond for the construction of the Works. The Maintenance Bond will only be refunded on completion of the Maintenance Period, if work has been completed in accordance with the approved plans and to the satisfaction of Council. The amount security bond will be determined by Council prior to issue of the Roads Act approval for the Works.

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To limit maximum enrolment and the intensity of development on the site in accordance with the provision of the Warringah Local Environmental Plan 2000 and increase available parking to service additional student enrolments.

### **Referral Body Recommendation**

Recommended for approval, subject to conditions

### **Refusal comments**

### **Recommended Engineering Conditions:**

Nil.