

Engineering Referral Response

Application Number:	Mod2018/0119
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099

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 Engineers have reviewed the proposal and raise no objections to the proposed modifications subject to the following:

1. Deletion of conditions 15 and 16 of the Development Consent.
2. Inclusion of conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Bond (Drainage)

A Bond of \$10,000 as security against any damage or failure to complete the construction of Stormwater drainage works in Clarence Street as part of this consent.

Reason: Protection of Council's Infrastructure

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-site Stormwater Detention Compliance Certification

Detailed drainage plans detailing the provision of On-site Stormwater Detention in accordance with Northern Beaches Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by ACOR Consultants, drawing number SY160161, Issue D dated 13.03.2018.

Engineering longitudinal sections through the outlet pipe from both the proposed OSD tank and existing junction pit located within the property of 914-930 Pittwater Road to the connection into Council system must be provided. These long sections must show design invert levels, finished surface levels, pipe sizes, design flows, all utility services that may cross the line and a hydraulic grade line.

A Compliance Certificate pursuant to section 109C of the Environmental Planning and Assessment Act 1979 must be issued by a C3 and C15 Accredited Certifier, stating that the stormwater drainage design complies with all requirements of this condition.

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

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

Submission Roads Act Application for Civil Works in the Public Road

Engineering plans are to be submitted to the Certifying Authority for approval under the provisions of sections 138 and 139 of the Roads Act. The submission is to include four (4) copies of Civil Engineering plans for the design and construction of 101 metres long 1.5 metre wide footpath, kerb and guttering in Clarence Avenue, four vehicle crossings, construction of three stormwater inlet pits in Clarence Street and associated works which are 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. Width of the vehicle crossings shall be 6, 4.5, 12 and 6 meters.

Driveway to the porte cochere is to be designed and constructed to incorporate Council's standard layback. No blister/splitter island is permitted on the driveway within the public roadway.

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.

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

Certification of Drainage Works and Works as Executed Data

A suitably qualified Civil Engineer shall certify that the completed works have been constructed in accordance with this consent and the approved Construction Certificate plans. Works as Executed data certified by a registered surveyor prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Stormwater Assets' shall be submitted to the Council for approval prior to the issue of the Occupation Certificate - Details demonstrating compliance are to be submitted to the

Principal Certifying Authority prior to the issue of the Occupation Certificate

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