

Engineering Referral Response

Application Number:	Mod2021/0859
Date:	21/02/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 3 DP 25050 , 723 Warringah Road FORESTVILLE NSW 2087 Lot 2 DP 25050 , 725 Warringah Road FORESTVILLE NSW 2087 Lot 1 DP 25050 , 727 Warringah Road FORESTVILLE NSW 2087

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 has no objection to the application. And the condition 10 and 12 shall be amended as below:

10. Submission Roads Act Application for Civil Works in the Public Road

An Application for Infrastructure Works on Council Roadway, including engineering plans is 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 the Slip lane, footpath, kerb and gutter and driveway crossing which are to be generally in accordance with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and/ or Council's Minor Works Policy. The plan shall be prepared by a qualified structural engineer. The design must include the following information:

1. An appropriate plan of the proposed design with full details of slip lane, drainage system, kerb and gutter, footpath, proposed road dedication, existing and proposed utility services and driveway crossings shall be submitted with Scale 1:100, 1:200 or 1:500.
2. A written approval from Roads and Maritime Service for the slip lane and drainage works must be submitted. The design details of the slip lane must also be submitted.
3. A 3.0 m wide concrete footpath along the boundary frontage.
4. A new driveway crossing include layback and crossing slab shall be designed to serve the subjected site in accordance with Council's Normal crossing profile.

5. Any relocation and proposed Utility services if required.
6. A traffic management plan shall be submitted. It must be complied with Australian Standard 1742.3 and the requirements of RMS. A Road Occupancy licence shall be obtained and provided.
7. A plan of the amendments to the existing crossings serving the adjoining properties where required.
8. A remedial action plan on the affected road reserve must be submitted.

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 Principal Certifying Authority prior to the issue of the Construction Certificate

Reason: To provide public and private safety.

12. On-site Stormwater Detention

An On-site Stormwater Detention system must be designed and constructed in accordance with Council's current On-site Stormwater Detention Technical Specification, and generally in accordance with the concept drainage plans prepared by Warren Smith & Partners Pty Ltd, Job number 6118000, drawing number C1- C6, dated 1.2/11/2021. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following: i. An approval for Roads and Maritime Service (RMS) must be provided in regard the proposed amendment and connection to RMS's drainage system. The applicant must also demonstrate all required conditions of the approval are satisfied.

Detailed drainage plans, including engineering certification confirming the above requirements have been satisfied and complying with Council's current On-site Stormwater Detention Technical Specification, are to be submitted to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of storm water and storm water management arising from the development.

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:

Nil.