

Engineering Referral Response

Application Number:	Mod2019/0432
To:	Daniel Milliken
Land to be developed (Address):	Lot K3 DP 369587 , 18 Government Road BEACON HILL NSW 2100

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

Comments for Development Engineers:

The parking area and the passing bay within the rear yard of Approved Lot 2 and the OSD system within the rear yard of Approved Lot 2 are no longer required.

No objection to approval, subject to the following modifications.

1. Condition 4 **Submission of Engineering Plans** prior to the issue of the Construction Certificate is to be replaced by the following condition.

Submission of Engineering Plans

Engineering plans are to be submitted to the Certifying Authority for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the internal driveway including the passing bay and the provision of services to proposed Lot 1 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 Policy.

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.

2. Condition 6 **On-site Stormwater Detention** prior to the issue of the Construction Certificate is to be replaced by the following condition.

Stormwater Disposal

An interallotment drainage system is to be provided for the connection of drainage from proposed Lot 1

to the kerb in Government Road via an easement along the southern side of proposed Lot 2.

Details by an appropriately qualified and practicing Civil Engineer demonstrating compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

3. Condition 22. **Positive Covenant for On-site Stormwater Detention** is to be deleted.

4. Condition 25. **Restriction as to User for On-site Stormwater Detention** is to be deleted.

5. Condition 28. **Certification of Civil Works** prior to the issue of ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE is to be replaced by the following condition.

A Certificate is to be submitted by a qualified experienced practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, confirming to the satisfaction of the Principal Certifying Authority that internal driveway including the passing bay and the interallotment drainage system have been constructed in accordance with the plans nominated on the Development Consent, relevant conditions of Development Consent and Construction Certificate. The Subdivision Certificate will not be released until this certification has been submitted and the Principal Certifying Authority has confirmed that this condition has been satisfied.

Reason: To ensure the Civil Works have been built to the appropriate standard.

6. Condition 33. **On-Site Stormwater Detention Compliance Certification** is to be deleted.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.