

Engineering Referral Response

Application Number:	Mod2020/0575
Date:	29/01/2021
To:	Rebecca Englund
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

The application proposed to install 3 m wide shared footpath along Warringah Road. Development Engineering has no objection to the widening of the footpath. The condition 10 and 20 of original DA shall be amended as below.

And the proposed driveway crossing and the split island on the crossing should be amended, which are not part of this modification application.

The amendments can be done via the Section 138 application prior to issuing the CC.

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 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.

20. Footpath Construction

The applicant shall install a 3.0 m wide concrete footpath along the whole property frontage. The works shall be in accordance with the following:

- (a) All footpath works are to be constructed in accordance with Council's Specification
- (b) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification for footpath. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

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

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.