

Engineering Referral Response

Application Number:	Mod2021/0092
Date:	06/07/2021
To:	Kye Miles
Land to be developed (Address):	Lot 6 DP 659074 , 1184 - 1186 Pittwater Road NARRABEEN NSW 2101

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 proposed amendment to the stormwater plan is acceptable. The proposed piling along Clarke St may require rock anchors and will require approval from Council which has been conditioned.

No objection to approval subject to the amendment of condition B2 of consent DA2008/1216 being amended to reflect the revised stormwater plan as follows.

2. Approved Stormwater Plan

The stormwater drainage works are to be generally in accordance with the drainage plan submitted by Woolacotts, drawing number 18-183 SW1 Rev F dated 09.04.2021.

Reason: *To ensure appropriate provision for stormwater disposal arising from the development.*

The following condition is to be included under the heading Conditions to be Satisfied Prior to the Issue of a Construction Certificate.

Shoring of Councils Road Reserve or Adjoining Property (Temporary road anchors)

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

An application to Council for approval under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The form can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/temporary-ground-anchors-road-reserve/4018-temp-ground-anchors-application-jun19.pdf>

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges.

Owner's approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

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.