

Engineering Referral Response

Application Number:	Mod2016/0236
To:	Lashta Haidari
Land to be developed (Address):	Lot 3 DP 307937 , 896 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 307937 , 896 Pittwater Road DEE WHY NSW 2099 Lot A DP 416469 , 894 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 504212 , 892 Pittwater Road DEE WHY NSW 2099 Lot 7 DP 8172 , 9 Howard Avenue DEE WHY NSW 2099 Lot 1 DP 209503 , 11 Howard Avenue DEE WHY NSW 2099 Lot 1 DP 212382 , 15 Howard Avenue DEE WHY NSW 2099 Lot 2 DP 212382 , 17 Howard Avenue DEE WHY NSW 2099 Lot 3 DP 212382 , 28 Oaks Avenue DEE WHY NSW 2099 Lot A DP 339410 , 884 Pittwater Road DEE WHY NSW 2099 Lot 11 DP 231418 , 888 Pittwater Road DEE WHY NSW 2099 Lot 10 DP 231418 , 890 Pittwater Road DEE WHY NSW 2099 Lot A DP 371110 , 14 Oaks Avenue DEE WHY NSW 2099 Lot B DP 371110 , 16 Oaks Avenue 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

The applicant proposes to excavate part of the site by an additional 500mm to enable another level of carparking. The applicant must provide details/certification that the existing shoring wall has been constructed to support the increased excavation or additional support/retaining wall works are required. No objections to the modification subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

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

Certification of the existing shoring wall

Structural Engineers certification is to be provided stating the existing concrete shoring wall is adequate to support the additional 500mm basement excavation or alternatively structural engineering plans prepared by an NPER registered Structural Engineer are to be provided to the Principle Certifying Authority demonstrating that the additional excavation works are adequately supported for the design loadings. Structural engineering plans and an engineering report for the excavation works are to be provided to the Principle Certifying Authority prior to the issue of the Construction Certificate . The PCA approved plans are also to be sent to Council for their records.

Reason: To ensure the protection of adjoining properties and Council land (DACENCPCC3)