

## Engineering Referral Response

<b>Application Number:</b>	DA2018/1289
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	<p>Lot B DP 954998 , 1154 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 313699 , 1156 Pittwater Road COLLAROY NSW 2097</p> <p>Lot C DP 954998 , 1156 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 1016094 , 1158 Pittwater Road COLLAROY NSW 2097</p> <p>Lot C DP 302895 , 1160 Pittwater Road COLLAROY NSW 2097</p> <p>Lot B DP 302895 , 1162 Pittwater Road COLLAROY NSW 2097</p> <p>Lot A DP 302895 , 1164 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 970200 , 1168 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 71 DP 1011242 , 1166 A Pittwater Road COLLAROY NSW 2097</p> <p>Lot 72 DP 1011242 , 1166 B Pittwater Road COLLAROY NSW 2097</p> <p>Lot CP SP 2949 , 1150 Pittwater Road COLLAROY NSW 2097</p>

### 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

No objections to the proposed coastal protection wall subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

#### **Refusal comments**

#### **Recommended Engineering Conditions:**

### **FEES / CHARGES / CONTRIBUTIONS**

#### **Construction, Excavation and Associated Works Bond (Road)**

A Bond of \$40000 as security against any damage or failure to complete the construction of road pavement/shoulder reconstruction works as part of this consent.

Reason: Protection of Council's Infrastructure

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

#### **Pre-commencement Dilapidation Report**

The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining public infrastructure (including roads, gutter, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure.

Reason: Protection of Council's and Infrastructure during construction.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety.

#### **Maintenance of Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety.

### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

#### **Post-Construction Dilapidation Report**

The applicant must prepare and submit a post-construction dilapidation report. The report must clearly detail the final condition of Council's road and footpath infrastructure that were originally recorded in the pre-commencement dilapidation report. A copy of the report must be provided to Council, any other owners of public infrastructure .

Reason: To ensure security against possible damage to Council infrastructure.

## **CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**

### **Restoration of Damaged Public Infrastructure**

Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.

Reason: To ensure public infrastructure is returned to the state it was in prior to development.