

Engineering Referral Response

Application Number:	Mod2015/0152
To:	Luke Perry
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096

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

Request Traffic Management Team to comment on MOD prior to finalising Development Engineering comments.

The SEE prepared by Urbis proposes to amend conditions of consent in DA2014*0875. In particular conditions 18 and 19.

- Condition 18 - No objection is raised to the proposal to reduce the rain water tank to 50KL.
- Conditions 19 - Traffic Management Team for consideration and approval. Should the modification be approved please refer the matter back to Development Engineering for comments to ensure appropriated conditions for road works including road dedication if necessary is imposed.

Additional comments Dated 12/11/2015

In discussion with Traffic Management Team, condition "19 (b)" can be amended to the following:-

19(b) " Layby bay proposed in Evans Street is not permitted and should be deleted. " .

In order to provide for road widening it would necessary for road dedication in Evans Street and Lumsdaine Drive.

No Development Engineering objection is raised to the proposed development subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

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

Registration of Road Dedication

The applicant must provide Council with evidence for the dedication of road widening required under this consent.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that the plans relate to approved development. (DACENF02)

Release of Final Occupation Certificate

The Final Occupation Certificate shall not be issued until dedication of road widening in Carrington Parade and Evans street, required to be undertaken by this development consent for public road and footpath works. Plan of road dedication must be submitted to Council. All cost associated with the road dedication and public utility service relocation/adjustment must be borne by the applicant.

Reason: To ensure that the plans relate to approved development (DACENFPO1)

Sydney Water Compliance Certification

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au

<<http://www.sydneywater.com.au>> then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or

landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACENFPOC2)