

Engineering Referral Response

Application Number:	DA2020/0484
Date:	19/10/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 7335 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086 Lot 7336 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086

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

Updated comments 19/10/2020

No objections to the development subject to conditions.

The proposed chapel and associated roadworks are acceptable as the consultants flood management report has indicated that the chapel finished floor level has adequate freeboard to the 1 in 100 year AEP water surface level in the adjoining creek system.

Council's water management referral has identified issues with the water quality treatment proposal and once this is rectified development engineering conditions will be provided for the stormwater management system

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:

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

On-site Stormwater management.

The Applicant is to prepare drainage plans in accordance with Northern Beaches Council's **WARRINGAH WATER MANAGEMENT POLICY PL850**, and generally in accordance with the concept drainage plans prepared by Tonkin, drawing number 20190763 -200 **Issue 2**, dated 12/8/20. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

Reason: To facilitate suitable vehicular access to private property.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

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

Reason: Public safety.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 4 metres wide (in accordance with Northern Beaches Council Drawing No A4-3330/ Hakea Avenue) and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.