

Engineering Referral Response

Application Number:	Mod2018/0219
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 3 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot B DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 2 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 209503 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 7 DP 8172 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 3 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 416469 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 504212 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 10 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 11 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 339410 , 884 - 896 Pittwater Road DEE WHY NSW 2099</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

Reference is made to the information submitted by the applicant (trim no. 2018/357035).

In the event of the applicant failing to complete the street lighting works along the Oaks Avenue and Howard Avenue frontages of the development site in accordance with conditions 43 and 72 of the Consent prior to issue of the Final Occupation Certificate, Development Engineers would be prepared to accept a bond related to street lighting only.

The bond of \$106,094.00 is the calculated average of the two quotes submitted by the applicant.

Conditions 43 and 72 do not need to be modified as Development Engineers are prepared to impose the following condition to ensure street lighting works are completed.

Street lighting bond

A Bond of \$106,094.00 as security against any failure to complete the street lighting works along the Howard Avenue and Oaks Avenue frontages of the development site.

This bond shall be deposited with Council prior to issue of any interim Occupation Certificate - details demonstrating payment are to be submitted to the Principal Certifying Authority prior to the issue any interim Occupation Certificate.

To process the bond payment a Bond Lodgement Form must be completed with the payment (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.warringah.nsw.gov.au/yourcouncil/forms).

The Bond lodged to Council can be in the form of an unconditional Bank Guarantee with no expiration date.

In the event the applicant fails to complete the street lighting works in accordance with conditions 43 and 72 of the Consent when the Final Occupation Certificate is issued, Council will draw upon this bond in full to undertake the works.

Reason: To ensure completion of street lighting works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.