



Date: **31 MARCH 2022**

Ref: **200870**

Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT

Location: 51 KALANG ROAD, ELANORA HEIGHTS

COUNCIL: NORTHERN BEACHES COUNCIL

Dear Sir/Madam,

In response to the council comments, received by email on 2^{SD} March 2022 from Principal Planner, Adam Mitchell, about the development application at 51 kalang Road, Elanora Heights (DA2021/1426), We, Civil & Stormwater Engineering Services Pty Ltd, are pleased to provide you with our response below:

Specialist Advice	Response
Development Engineering	
Drainage : 1) An inter allotment drainage easement will be required within the adjoining Council owned reserve / carpark for the outlet pipe connection to Council's existing 750mm RCP line.	1.2m wide inter allotment drainage easement within the adjoining council owned reserve /carpark has been shown on the stormwater plans. Please refer stormwater plans drawing 103 Rev B for details.
Drainage: 2) A drainage long section through the reserve / carpark detailing the HGL and clearances to utility services. Appropriate cover is to be detailed for vehicle loadings.	A long section has been provided on stormwater plans drawing 108 Rev B. Based on a DBYD enquiry, there are no services crossing the proposed works within the road reserve. A subsurface utility search is recommended to be undertaken at CC stage.
Driveway: 1) A driveway long section that demonstrates compliance with Council's standard vehicle crossing Normal Low and the maximum allowable grades specified in the Australian Standard AS2890 Off Street Car parking.	Refer public domain works civil engineering plans drawing C201 – Rev A for details.

For and on behalf of:

ACE CIVIL STORMWATER SERVICES Pty Ltd

Yours truly,

PER

Osman Chowdhury

B.E.(Civil), M.E.(Management), M.I.E. (Aust).

Director