

Engineering Referral Response

Application Number:	Mod2017/0344
To:	Tyson Ek-Moller
Land to be developed (Address):	Lot 30 DP 5464 , 29 Warriewood Road WARRIEWOOD NSW 2102 Lot 31 DP 5464 , 31 Warriewood Road WARRIEWOOD NSW 2102

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 amendments to the staging of the subdivision and in particular the splitting of stage2 into stage 2A and Stage 2B.

The turning bay area (Lot 2) off Lorikeet Grove which was to provide for the a Fire truck should also be designed for Councils standard waste collection vehicle. This requirement will be conditioned accordingly.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Engineering Conditions:

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

Temporary vehicle turning area (Lorikeet Grove)

The temporary vehicle turning area (Lot 2) is to be constructed to Councils standards and specifications prior to the issue of the subdivision certificate for stage 2A. The vehicle turning area is to be designed to



accommodate the 3 point turn of Councils standard waste collection vehicle and an a Fire and Rescue NSW appliance. The turning area is to also feature a structural engineers designed safety barrier to protect vehicles against any drop offs in accordance with the relevant Australian standard.

Reason: To facilitate the safe movement of service vehicles. (DACENHPS1)