

Engineering Referral Response

Application Number:	Mod2019/0148
To:	Renee Ezzy
Land to be developed (Address):	Lot 11 DP 21872 , 76 Prince Charles Road 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

As discussed with Phillip Devon, Manager of Transport Network, about the construction of the pedestrian refuge.

He indicated that Council agreed to undertake the construction work of the island at the cost of the applicant.

However, the bond of condition 9 cannot be transferred as the applicant request due to the restriction of EPA act.

An invoice of the work will be organised and sent to the applicant.

In this regard, Development Engineering has no objection to the application subject to the modification of the original conditions as below:

Condition 9 (DELETE)

Condition 14 (modified)

Submission of Engineering Plans for Infrastructure Works on Council Roadway

Engineering plans are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The submission is to include four (4) copies of Civil Engineering plans for the design of a vehicle crossing, 1.5 metre wide footpath and stormwater drainage pipeline and two pits to drain stormwater from the development site to Council's existing kerb inlet pit in Prince Charles Road which are to be generally in accordance with the Development Application and Council's specification for engineering works – AUSSPEC #1 and Council's Minor Works Specification.

The stormwater drainage pipeline must be laid under the existing kerb alignment. Stormwater pipeline

under the kerb must be minimum 375mm diameter rubber ring jointed reinforced concrete pipe. All utility services conflicting with the proposed stormwater pipeline must be relocated at the applicant's expense.

The Fee Associated with the assessment and approval of the plans is to be in accordance with Council's Fees and Charges.

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Ensure engineering works are constructed in accordance with relevant standards.

Condition 20 (DELETE)

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.