

Engineering Referral Response

Application Number:	Mod2018/0581
To:	Claire Ryan
Land to be developed (Address):	<p>Lot 6 DP 270822 , 32 - 38 Hakea Drive WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 270822 , 39 - 46 Hakea Drive WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 270822 is neighbourhood property , 0 Hakea Drive WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 270822 , 26 - 31 Hakea Drive WARRIEWOOD NSW 2102</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

No objections to the modification subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

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

Provision of Services for Subdivision

The applicant is to ensure all services including stormwater, water, electricity, telephone and gas are

provided, located and certified by a registered surveyor on a copy of the final plan. All services are to be detailed on the final plan within their relevant easements. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure that utility services have been provided to the newly created lots

Survey Plan - Construction Identification

A declaration by a registered surveyor shall be provided to Council as evidence that all construction has been effected within the appropriate property, easement boundaries and rights of carriageway. All construction includes road /drainage and the provision of utility services. This shall be in the form of a copy of the final subdivision or easement plan, with the distances from the boundaries to the edges of these structures endorsed in red thereon and signed by the surveyor. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure accurate location of buildings, access and services

Subdivision Certificate Application

Prior to the issue of the Subdivision Certificate, a completed Subdivision Certificate form, a final plan of subdivision prepared in accordance with the requirements of the Conveyancing Act 1919 are to be submitted to Council. Nine copies of the final plan of subdivision are to be submitted. All plans of survey are to show connections to at least two Survey Co-ordination Permanent Marks. The fee payable is to be in accordance with Council's fees and charges

Reason: Statutory requirement of the Conveyancing Act 1919