

Engineering Referral Response

Application Number:	Mod2015/0009
To:	Lashta Haidari
Land to be developed (Address):	Lot A DP 356822 , 101 Pitt Road NORTH CURL CURL NSW 2099

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

Development Engineers have reviewed the proposed modification and raise no objections to the proposal subject to :

1. Deletion of condition 7 of the Consent
2. Insertion/Inclusion of the following condition..

On-site Stormwater Detention Compliance Certification

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by Taylor Consulting Engineer, drawing number 23613-1 dated 1 August 2013. Onsite Stormwater Detention system will be required for proposed lots 1 and 2 only.

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

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

3. Insertion/Inclusion of the following condition:

Positive Covenant for future provision of On-site Stormwater Detention

The creation of a "Positive Covenant" over the proposed Lot 3 requiring that any future development is to provide an on-site stormwater detention system. The on-site stormwater detention system is to be designed and constructed in accordance with Council's Onsite Stormwater Detention Technical Specification.

The terms of the positive covenant are to be prepared to Council's satisfaction. Warringah Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development

4. Deletion of condition 8

5. Insertion/Inclusion of the following condition:

Submission of Engineering Plans

Engineering plans are to be submitted to the Certifying Authority for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of Driveway and drainage system which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy and to the following requirements:-

- 3.5 metres wide concrete driveway with 2 % cross fall designed by a Civil Engineer. The stormwater runoff from the paved area are to be collected and connected to the proposed inter allotment drainage system.
- Passing bay 5.0 metres wide for a distance of at least 10 metres.
- Inter allotment drainage to connect to Council drainage system in Lillee Street.
- Construction of a 1.8 M EKI and pit in Lillee Street.
- All pits are to be cast in situ.
- All public utility services are to be provided and indicated on the plan.
- Deletion of the rear parking bay on proposed Lot 1.
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Council's specification for engineering works.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.