

Engineering Referral Response

Application Number:	Mod2016/0302
To:	Alex Keller
Land to be developed (Address):	Lot 2506 DP 752038 , 2506 / 0 Bundaleer Street BELROSE NSW 2085

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

The proposed modification to delete condition 37A of consent DA2013/0587 has been assessed and considered satisfactory. The revised drainage drawing by A & G Consulting Engineers Pty Ltd, drawing number 16005-C01a Rev 1, dated 19.03.2016 has been reviewed and is satisfactory subject to a S68 application for the connection of the pipeline to Council's pit in Bundaleer Street which is conditioned.

No objection to approval, subject to the deletion of condition 37A of consent DA2013/0587 and the addition of the following condition under the heading Conditions to be satisfied prior to the issue of the construction certificate.

Application for Stormwater Drainage Approval

An application for stormwater drainage approval under Section 68 of the Local Government Act 1993 is to be submitted with Council for the connection of the stormwater drainage system from the site to the existing Council drainage pit in Bundaleer Street which is to be generally in accordance with the hydraulic plan by A & G Consulting Engineers Pty Ltd, drawing number 16005-C01a Rev 1, dated 19.03.2016 and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Specification.

The submission is to include four (4) copies of Civil Engineering plans for the design and construction of the drainage connection which is to be generally in accordance with the hydraulic plan by A & G Consulting Engineers Pty Ltd, drawing number 16005-C01a Rev 1, dated 19.03.2016 and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Specification. The plan is to be amended to include the following.

1. A hydraulic grade line (HGL) analysis of the connection to indicate the system has sufficient capacity up to and including the 1 in 100 year ARI storm event.

2. The connection pipe into the existing Council pipe is to be a minimum of 225mm diameter.

Detailed drainage plans addressing the above requirements are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The fee associated with the assessment and approval of the Section 68 of the Local Government Act 1993 application is to be in accordance with Council's fees and charges.

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

Reason: Ensure stormwater works are designed in accordance with Council's standards.
(DACENCPCC3)

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Engineering Conditions:

Nil.