

Engineering Referral Response

Application Number:	Mod2023/0720
Proposed Development:	Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed use buildings
Date:	06/03/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 101 DP 1247422 , 22 Wentworth Street MANLY NSW 2095 Lot 100 DP 1276056 , 19 - 21 South Steyne MANLY NSW 2095

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 modifications to the basement and other modifications are acceptable. The updated engineering plans are also acceptable.

Development Engineering support the proposal subject to the modification of condition 1 to reflect the amended engineering plans by Northrop, Job Number 200211, Drawing Numbers CV-8000, CV-80001, CV-8050, CV8051, CV-8110, CV-8210, CV-8220, CV-8230 and CV-8250 Revision 02 dated 18.12.2023.

The original consent did not include a condition for the certification and provision of work as executed details for the completed works required in the road reserve which has been included in accordance with Council's requirements.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 Roads Act Application. Works as Executed data certified by a registered surveyor in relation to boundaries and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to Council for acceptance and Council's acceptance submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

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