

## Engineering Referral Response

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| <b>Application Number:</b>             | DA2023/0020  |
| <b>Proposed Development:</b>           | Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.  |
| <b>Date:</b>                           | 14/04/2023   |
| <b>To:</b>                             | Jordan Davies  |
| <b>Land to be developed (Address):</b> | Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095<br>Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095<br>Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095<br>Lot 42 DP 14521 , 48 Eurobin Avenue 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 50m<sup>2</sup> 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 subject site is flood affected and as such does not require OSD. Collection and connection of stormwater from the site to the kerb in Eurobin Ave is acceptable. The proposal includes the demolition of the existing dwellings and no proposed vehicular access point. As part of the works the existing driveway crossings (3) are to be reinstated to kerb, footpath and turf to provide additional on street parking. Suitable conditions for this work is included.

Development Engineering support the proposal, subject to conditions as recommended.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Stormwater Disposal**

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent, prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to the kerb in Eurobin Avenue.

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

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

**Submission Roads Act Application for Civil Works in the Public Road**

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the reinstatement of the existing driveway crossings to kerb and gutter, footpath and turf which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified civil engineer. The design must include the following information:

1. The kerb and gutter is to be in accordance with Council drawing No. 3 Concrete Kerb Details and Notes.
2. The footpath and turf are to be in accordance with Council drawing No. 4 Concrete Footpath Jointing Plans and Elevations.
3. The proposed stormwater outlets from the site to the kerb.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK****Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

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

**Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

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

**Reinstatement of Kerb**

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To facilitate the preservation of on street parking spaces.