

## Roads and Assets Referral Response

<b>Application Number:</b>	REV2022/0024
<b>Proposed Development:</b>	Review of Determination of Application DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club
<b>Date:</b>	09/03/2023
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

### Reasons for referral

Works proposed by the development may impact on existing Council road assets (eg. kerb and gutter, footpath, retaining walls, landscaping) or results in new structures/encroachments being created within the road reserve. Council's Road Asset Managers are required to review the development application and if necessary liaise with Council's Development Engineering and/or Traffic Management Teams to ensure appropriate conditions are considered.

### Officer comments

09/03/2023

The requirement to resolve the stormwater drainage issues has been addressed with a condition to submit engineering design for approval by the Transport and Civil Infrastructure Assets Team.

01/2023

The extension of the building (garages) into the Council car park is noted resulting in a trapped low point in the car park to the north of the extension/kerb. The proposal will result in flooding of parking spaces in car park in wet weather. The proposal must consider the impact on stormwater impacts and runoff in the car park.

Until this issue is addressed, the proposal will not be supported.

For Information, comments provided as part of previous Development Applications :

Earlier comments include

*The proposed extension of the boat garage into the car park is noted. It is assumed the shipping containers will be removed. The plans do not indicate the Ausgrid street light impact by the works. This will need to be relocated. The survey plans indicate the gutter flows from north to south. The extension of the garage to the west will create a trapped low point preventing gutter flows to the south past the club. The resulting pond of water will collect at the kerb ramp to pathway on the north side of the building. The stormwater issues have not been adequately addressed. The Landscape Plan proposal indicates changes to the kerb alignment on the east boundary of the car park/basket ball court although no details are provided. Detailed engineering design and Council approval from Transport and Civil Infrastructure Assets and/or Parks Assets will be required prior to obtaining a construction certificate.*

*17/7/2022 The amended plans do not appear to have addressed the above drainage issues. The*

proposal impedes the runoff of stormwater from Council's car park asset and would appear to redirect runoff in the direction of the "Proposed drop off area and emergency vehicle access" towards the building forecourt and entry based on the survey levels provided.

The proposal is therefore supported.

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

#### **Roads and Assets Conditions:**

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

#### **Submission of Civil Works Application – Newport Beach Car Park**

The Applicant is to submit engineering design plans for the approval of infrastructure works on Council's car park, specifically, the design of kerb and gutter, pavement adjustments and stormwater drainage (if required) to ensure the surface drainage within the car park is adequately managed. Engineering plans for the new works within the car park are to be submitted to Council's Transport and Civil Infrastructure Assets Team for approval.

The application is to include four (4) copies of Civil Engineering plans for the design of kerb and gutter, pavement adjustments and stormwater drainage (if required) to ensure stormwater runoff is disposed to existing pit (SPP52168 or other drainage system) to the south of the existing basket ball court. Plans 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 also include details of adjustments to the Ausgrid streetlight (MV23816) located within the footprint of the proposed boat garage.

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

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

Reason: To ensure civil engineering works on Council's car park assets are designed and constructed in accordance with relevant standards and Council's specification.

#### **Stormwater Disposal - Amended Condition**

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, car park and, where appropriate, adjacent catchments. Stormwater shall be conveyed from the site to the existing drainage system.

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.