

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2148
<b>Proposed Development:</b>	Demolition works and construction of a building for use as a specialised retail premises including signage
<b>Date:</b>	18/04/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 18 DP 819775 , 202 Condamine Street BALGOWLAH NSW 2093 Lot 17 DP 819775 , 204 Condamine Street BALGOWLAH NSW 2093 Lot 91 DP 607382 , 200 Condamine Street BALGOWLAH NSW 2093

### 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 affect and as such OSD is not required. The site is burdened by a pipeline and easement benefiting Transport for NSW (TfNSW). The connection of stormwater to this pipe has been supported by TfNSW. The proposed crossing is acceptable. Reinstatement of the old crossings is also supported by TfNSW.

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 connected to the existing stormwater pipe in the north western corner of the site. The connection is to be approved by Transport for NSW (TfNSW) in accordance with their letter dated 1 March 2023, Ref: SYD22/01601/02.

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.

### **Traffic Management and Control**

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to TfNSW standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

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

The Applicant is to submit an application for approval for infrastructure works on the Public roadway with Transport for NSW in accordance with their letter dated 1 March 2023, Ref: SYD22/01601/02. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to TfNSW for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

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 TfNSW specifications.

### **Structural Adequacy and Excavation Work**

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

### **Shoring of Road Reserve (Temporary road anchors)**

Should the proposal require shoring to support an adjoining property or Transport for NSW land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

Written approval from Transport for NSW under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within the road reserve in accordance with their letter dated 1 March 2023, Ref: SYD22/01601/02. The Owner's approval is to be submitted to the Certifier prior to the

issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

## **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.

### **Traffic Control During Road Works**

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual (<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tcws-version-4/tcwsv4i2.pdf>) and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

### **Vehicle Crossings**

The Applicant is to construct one vehicle crossing 6 metres wide in accordance with Transport for NSW requirements listed in their letter dated 1 March 2023, Ref: SYD22/01601/02 and their approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to kerb and footpath. Prior to the pouring of concrete, the vehicle crossing is to be inspected by TfNSW.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

Reason: To facilitate suitable vehicular access to private property.

## **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.

### **Certification of Civil Works TfNSW Land**

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 and/or Construction Certificate plans. The certification and acceptance by TfNSW shall be submitted to the Principal Certifier to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with TfNSW specifications.