

Engineering Referral Response

Application Number:	DA2021/1408
Date:	14/10/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 325220 , 16 Addison Road MANLY NSW 2095 Lot LIC 30003605 , 16 Addison Road 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 stormwater plan proposes to discharge the site stormwater to Little Manly Cove via a rainwater tank. The site is located in zone 4 of Region 3 for stormwater management. As such OSD is required to control runoff from the site. OSD shall be provided for the development to control stormwater flows in accordance with Clause 9.3.3.5 of Council's Stormwater Management for Development Policy.

Second Review

The site is located in zone 4 of Region 3 for stormwater management. Sites in this zone are within the Penguin Critical Habitat and Potential Habitat areas. Hence a combination of on-site stormwater detention and scour/erosion control are required for the site.

In accordance with Clause 9.3.3.5 of Council's Stormwater Management for Development Policy:

A combination of on-site stormwater detention and scour/ erosion control shall be required for all sites within zone 4

OSD shall be required to control all runoff from the site, as a result of any development. Runoff from the developed site shall be reduced to a quantity with an impervious portion of 0%, that is, the 'state of nature' condition.

Scour protection methods shall be included in accordance with Clause 4.1.2.1.2 of Council's Stormwater Management for Development Policy.

The proposed stormwater management shall address both requirement.

The proposal is therefore unsupported.

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

Recommended Engineering Conditions:

Nil.