

Engineering Referral Response

Application Number:	DA2024/1716
Proposed Development:	Alterations and additions to a recreation facility (indoor) including installation of a heat pump system
Date:	10/01/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 27 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 28 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 29 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 31 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 32 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 33 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 34 DP 939916 , 1 Kenneth Road MANLY NSW 2095 Lot 30 DP 939916 , 1 Kenneth 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 proposed development is in Region 3. Vehicle crossing construction is not proposed. On-site detention is not required as the site is flood affected. Development engineering raises no objections to the proposed development, subject to conditions.

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 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 person. 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.