

Engineering Referral Response

Application Number:	DA2020/1425
Date:	06/04/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE NSW 2093

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

Stormwater

The submitted drainage concept plans are unsatisfactory. The proposed on-site stormwater detention (OSD) tank is located under a habitable floor which is not permitted in accordance with Council's Water Management Policy. Also the proposed connection to the existing stormwater pit in Condamine St requires concurrence from the RMS. Correspondence confirming approval for the connection must be submitted to Council.

External Works

The existing driveway crossing on the Condamine St frontage is to be reinstated to kerb, footpath and turf. with the drawings amended to reflect this requirement. The driveway crossing in Kenneth Road is to be in accordance with Council's Normal profile and the gradient for the first 6 metres from the boundary into the basement must be at a maximum gradient of 1 in 20 (5%) with the transitions beyond this point in accordance with AS/NZS 2890.1:2004. There are no details on the drawings to confirm that these gradients have been achieved in the design.

Development Engineers cannot support the application due to insufficient information to address Clauses C2 and C4 of Warringah DCP.

Amended plans received 16/03/2021

The amended hydraulic plans are satisfactory subject to conditions. It is noted that the development proposes to connect the stormwater from the site to an existing RMS pit in Condamine St. It is

considered that the application must be referred to Transport for NSW for their comments and conditions with respect to the proposal and impact upon Condamine Street.

With respect to the driveway crossing, the levels shown do not comply with the requirements previously stated in terms of the required Council's Normal profile and the gradient for the first 6 metres from the boundary into the basement must be at a maximum gradient of 1 in 20 (5%) with the transitions beyond this point in accordance with AS/NZS 2890.1:2004. The details on the drawings do not confirm that these gradients have been achieved in the design. Also the existing driveway crossing on Condamine St has not been amended as per the previous comments.

Development Engineers cannot support the application due to insufficient information to address Clauses C2 and C4 of Warringah DCP.

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.