

## Engineering Referral Response

<b>Application Number:</b>	Mod2022/0473
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1748 granted for Alterations and additions to a dwelling house
<b>Date:</b>	22/05/2023
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 4 DP 6100 , 10 Kangaroo Street 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 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

Development Engineering reviewed the proposed stormwater management plan.

The proposed stormwater management plan cannot be supported. The consultant proposed 100% offset between OSD storage and rainwater tank. It doesn't comply with Council's Water Management For Development Policy. Furthermore, the calculation of the rainwater is only up to 5% AEP ( similar to 20 Years ARI) event. The design must control the discharge for all storm event up to and including 1% AEP storm event.

The proposed OSD shall be amended in accordance with the section 9 of the above policy. And the collected stormwater shall be discharged via a dispersion trench/ system similar to the submitted stormwater plan.

As such, Development Engineering cannot support the modification application.

### Additional Information Provided on 28/4/2023

The amended stormwater plan is acceptable subject to conditions. No objections to approval subject to the following amendments to the conditions of Consent DA2020/1748:

Replace **Condition 6** with the following:

### On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by NB Consulting, job number

201191, drawing number D01, D02, D03, dated 21/4/2023. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Replace **Condition 14** with the following:

**Positive Covenant and Restriction as to User for On-site Stormwater Detention System**

The Applicant shall lodge a Legal Documents Authorisation Application with Council.

The application is to include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a Registered Surveyor) and Hydraulic Engineers' certification for the completed on-site stormwater detention system works.

A guide to the process can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/guide-submitting-ldaa-nov19.pdf>

The form for the application can be found on Council's website using the following link.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/legal-documents-authorisation-on-site-stormwater-detention-systems/4023-legal-documents-authorisation-oct19.pdf>

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater detention system within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user for the on-site stormwater detention system is to be submitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater detention system is maintained to an appropriate operational standard and not altered.

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:**

Nil.