

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1912
<b>Date:</b>	16/09/2022
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 544341 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 46 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 47 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 48 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 45 DP 12578 , 8 Palm Avenue NORTH MANLY NSW 2100</p> <p>Lot 22 DP 865211 , 389 Pittwater Road NORTH MANLY NSW 2100</p>

### 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

#### Comments 16/9/22

Reference is made to the Natural Environment Referral Flooding response dated 14/9/22 , which states :

*It is a unclear how the ground floor will be protected from flooding via potential water entry points*

*such as through ventilation openings and the existing ground floor. Council needs to be assured that*

*the existing building can support the new level and maintain structural integrity up to the PMF, taking*

*into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion*

*so that structural failure is avoided during a flood. Refer to Warringah DCP E11 Flood Prone Land)*

**Clause B2.**

**The application is therefore not supported.**

**Comments 16/8/22**

- 1) The application to convert the existing health facility to a boarding house is not supported as the Development application does not comply with the Flood controls as set down in Councils Warringah Development Control Plan (WDCP)- E11 Flood Prone Land. Please refer to the Flood teams comments for specific information (DA2021/1914)
- 2) Additionally the application is not supported based on advice from councils Traffic Engineer which is supported and includes vehicle circulation issues/conflicts and mobility issues.

**Previous comments**

The application to convert the existing health facility to a boarding house is not supported as the Development application does not comply with the Flood controls as set down in Councils Warringah Development Control Plan (WDCP)- E11 Flood Prone Land. Please refer to the Flood teams comments for specific information (DA2021/1914)

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.