

Engineering Referral Response

Application Number:	DA2021/1436
Date:	29/09/2021
To:	Penny Wood
Land to be developed (Address):	Lot 1 DP 137168 , 0 Kenneth Road MANLY NSW 2095 Lot 10 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot 6 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot DP 55906 , 0 Kenneth Road MANLY NSW 2095 Lot 2 DP 535058 , 0 Kenneth Road MANLY NSW 2095 Lot 30 DP 649787 , 0 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 application proposed to remove the existing structures and construct a new facility building with 12 parking spaces.

However, the applicant has not provided the adequate stormwater drainage details of the development.

The submitted plan did not show any proposed connection from the building roof to any proposed discharge device or storage facilities.

It is uncertain that how the roof water to be discharged.

Furthermore, the applicant proposed to collect and discharge the surface water from the car park into an infiltration basin. However, the submitted plan showed no calculation and soil infiltration rate to support the proposed infiltration basin. And a designed overflow must also included in the basin to minimise any overland flow disturbance within the property.

As such, Development Engineering cannot support the application subject to the clause C4 of Council's Warringah DCP2011.

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.