

Engineering Referral Response

Application Number:	DA2022/0193
Date:	09/08/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot B DP 382992 , 199 - 205 Pittwater 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

Development Engineering referral response (4/5/2022)

The application proposed to modify the existing building.

The impervious areas of this development is over 60% of the total site area.

An on site stormwater detention system is required in accordance with Council's Water Management For Development Policy.

The design requirements of the detention system can be found in the above policy.

Development Engineering cannot support the application due to clause 3.7 of Council's Manly DCP 2013.

2nd Development Engineering referral response (24/6/2022)

The applicant's consultant submitted a letter in regarding the need of the On site stormwater detention system (OSD).

Development Engineering can accept this development without OSD.

However, the applicant still require to provide a stormwater design plan to indicate and manage the proposed discharge to Council's kerb.

Also, the maximum allowable discharge rate into the street kerb is 25l/s in all stormwater events in accordance with Council's Water Management For Development Policy.

As a corner block, the subjected site can discharge into Pittwater Road and Gold Parade separately.

The applicant must submit a stormwater management plan to demonstrate their stormwater design can comply with the maximum discharge rate into the street kerb.

In this regard, Development Engineering cannot support the application due to clause 3.7 of Council's

Manly DCP 2013.

3rd Development Engineering Referral Response

The stormwater issue raised in last response has been resolved in this submission.

Development Engineering has no objection to the application subject to the following conditions of consent.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Crossing / Kerb)

The applicant is to lodge a Bond of \$20000 as security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, footpath works and removal of any redundant driveways required as part of this consent.

Details confirming payment of the bond are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-site Stormwater Disposal Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater disposal in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY PL850, and generally in accordance with the concept drainage plans prepared by Michael Frost & Associates Pty Ltd, Project No 22059, dated 20/07/2022.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority 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.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include four (4) copies of Civil Engineering plans for the design of paved footpath and driveway crossing which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1) a full width paved footpath along the property frontages on both Pittwater Road and Golf Parade. The materials of the paved footpath must be designed in accordance with Council's Public Space Vision

& Design Guideline.

- 2) a 5 m wide concrete driveway crossing on Golf Parade.
- 3) all utilities service must be plotted on the site plan.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

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 Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the

issue of the final Occupation Certificate.

Reason: To facilitate the preservation of on street parking spaces.