

Engineering Referral Response

Application Number:	DA2022/0193
Date:	24/06/2022
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.

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.