# Engineering Referral Response

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| **Application Number:** | DA2023/0493 |
| **Proposed Development:** | Alterations and additions to a residential flat building including a front fence |
| **Date:** | 04/10/2023 |
| **To:** | Kye Miles |
| **Land to be developed (Address):** | Lot CP SP 14402 , 8 Ocean 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 proposal is for alterations and additions to a residential flat building. The site is in Region 3, Zone1. The existing and proposed impervious area exceeds 60% of the site area and as such OSD is required in accordance with Council's Water Management for Development Policy. OSD shall be designed in accordance with Section 9.3.3.2. Stormwater plans are to be submitted for assessment.

**Additional Information Provided on 8/8/2023**
The submitted stormwater plans have insufficient information regarding the proposed OSD system. The stormwater plans are to be amended as follows:

- The volume of each proposed OSD system shall be shown on the plans.
- The impervious and pervious areas draining to each OSD system is to be shown
- Flow calculations including predeveloped, post developed and bypass flows for all storm events are to be shown.
- The proposed orifice sizes are too small and likely to block. Orifice size to be a minimum of 40mm.
- The orifice is shown as located on the outlet to the DCP which is likely to surcharge. The orifice is to be located on the inlet to the discharge control pit.
- Overflow from the OSD tank to be connected to the outlet.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause 3.7 Stormwater Management.*

**Additional Information Provided on 12/9/2023**
The submitted stormwater plans are not satisfactory. The orifice is shown as located on the outlet to the DCP which is likely to surcharge. The stormwater plans are to be amended as follows:

- Flow calculations including predeveloped, post developed and bypass flows for all storm events are to be shown.
- The orifice is to be located on the outlet pipe of the OSD tanks.
- The drains model to be provided for assessment.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause 3.7 Stormwater Management.*

**Additional Information Provided on 28/9/2023**
The amended stormwater plans have been reviewed. No objections to approval subject to conditions as recommended.

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:**

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

**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 Abel & Brown Pty Ltd, project number 3507, drawing number H-01 to H--05, issue E, dated Sep 23. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:
i.OSD shall be provided in accordance with Section 9.3.3.2. of Council's Water Management for

Development Policy.

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

## 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

**Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures**
The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures 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 for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.