

Engineering Referral Response

Application Number:	DA2023/0299
Proposed Development:	Demolition works, subdivision of three lots into five and construction of five new dwelling houses with swimming pools, associated landscaping and parking.
Date:	16/06/2023
To:	Jordan Davies
Land to be developed (Address):	Lot 82 DP 8076 , 35 Reddall Street MANLY NSW 2095 Lot 83 DP 8076 , 31 Reddall Street MANLY NSW 2095 Lot 84 DP 8076 , 29 Reddall Street 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

Updated comments 16/6/23

1) The DRAINS model has been reviewed and the post developed discharges do not meet the predeveloped condition ie **As the property is located in the Manly area Zone 1 the post developed PSD is to be limited to the 20%AEP pre- developed condition assuming 250m² of impervious area.**

The on site detention volumes will need to be increased to meet this requirement.

2) The DRAINS model has represented by one detention tank however the drainage plans as prepared by Accor consultants detail 5 individual OSD/rainwater tanks . The DRAINS model needs to be amended to reflect the 5 individual OSD/rainwater tanks.

3)The DRAINS model has used ARR 1987 IFD rainfall data ,the 2019 ARR Rainfall data is to be used.

4)The stormwater plans are to document the minimum information required as per section 9.7.3 of Councils Water management for development policy.

The drainage plans are to detail the outlet pipe cross section within the footpath area in relation to existing services.

The application is not supported.

Previous comments

The stormwater drainage plans as prepared by Accor consulting engineers are not supported for the following reasons.

- 1) A DRAINS model is to be prepared and submitted to Council for review to determine the On Site Stormwater Detention volumes and Permitted site discharge (PSD) required in accordance with Councils Water management for development policy. As the property is located in the Manly area Zone 1 the post developed PSD is to be limited to the 20%AEP pre- developed condition assuming 250m² of impervious area.
- 2) The stormwater plans are to document the minimum information required as per section 9.7.3 of Councils Water management for development policy.

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.