

Engineering Referral Response

Application Number:	DA2023/0493
Proposed Development:	Alterations and additions to a residential flat building including a front fence
Date:	20/09/2023
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.*

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.