

Engineering Referral Response

Application Number:	DA2021/1436
Date:	09/02/2022
To:	Penny Wood
Land to be developed (Address):	Lot 1 DP 137168 , 0 Kenneth Road MANLY NSW 2095 Lot 10 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot 6 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot DP 55906 , 0 Kenneth Road MANLY NSW 2095 Lot 2 DP 535058 , 0 Kenneth Road MANLY NSW 2095 Lot 30 DP 649787 , 0 Kenneth 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

2nd Development Engineering referral response

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

1st Development Engineering referral response

The application proposed to remove the existing structures and construct a new facility building with 12 parking spaces.

However, the applicant has not provided the adequate stormwater drainage details of the development. The submitted plan did not show any proposed connection from the building roof to any proposed discharge device or storage facilities.

It is uncertain that how the roof water to be discharged.

Furthermore, the applicant proposed to collect and discharge the surface water from the car park into an infiltration basin. However, the submitted plan showed no calculation and soil infiltration rate to support the proposed infiltration basin. And a designed overflow must also included in the basin to minimise any overland flow disturbance within the property.

As such, Development Engineering cannot support the application subject to the clause C4 of Council's

Warringah DCP2011.

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 Disposal Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater disposal system in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by Royal Haskoning DHV, drawing number PA1966-RHD-00-C-1032, Rev D, dated 3/12/2021. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer.

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.

**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.