

Engineering Referral Response

Application Number:	Mod2018/0646
To:	Catriona Shirley
Land to be developed (Address):	Lot 6 DP 18433 , 17 Maretimo Street BALGOWLAH NSW 2093

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

The amended plan has been received on 3/7/2019.

The applicant proposed to discharge the entire new driveway and car spaces to No. 19 Maretimo Street as surface runoff.

In accordance with the driveway design, there is a low point between CH 29.1-CH 32.5 which concentrates the surface runoff of the driveway and parking areas into a direct point of discharge. It will lead a significant impact to the adjoining property.

Council Development Engineering have reviewed the proposal and understood there is no existing stormwater system within the property.

However, the current DA was approved subject to the use of the easement at the eastern side of the property. .

If the easement cannot be used, the applicant still need to design a stormwater management plan in accordance with current Council's LEP and DCP.

It is applicant's responsibility to avoid any significant impact of stormwater runoff from the development site to any adjoining properties.

As such, the proposed amendment cannot be supported in accordance with the section 6.4 of Council's Manly LEP 2013.

1st Development Engineering referral response

The applicant proposed to modify the approved right of carriageway and stormwater disposal method.

Development Engineer has no objection to the change of the right of carriageway. However, all parking and driveway must be counted as the impervious areas. It may affect the future on site detention stormwater design of the proposed Lot 1.

In the original DA0219/2016, the land was approved to be subdivided subject to the access of the existing drainage easement.
It is one of the major parameter to the DA approval.

However, the modification application has proposed to a charged system to disposal the on site stormwater into the street kerb at Maretimo Street.

It generally is not permitted in accordance with Council's Manly Specification for on site Stormwater Management.

The applicant/ consultant has not provided any valid reason about the change and the access of the easement.

Development Engineer requests the on site stormwater shall be discharged into the easement as the original DA approval.

Alternative, the applicant provide sufficient evidence to support and justify the proposed amendment.

Furthermore, an above ground discharge (level Spreader) from the internal driveway to No. 19 Maretimo Street cannot be supported.

The consultant shall amend the design to prevent any direct discharge to the adjacent property.

As the above, Development Engineering cannot support the modification application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.