# Engineering Referral Response

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| **Application Number:** | DA2020/0824 |

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| **Date:** | 27/11/2020 |
| **To:** | Jordan Davies |
| **Land to be developed (Address):** | Lot 21 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093<br>Lot 22 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093<br>Lot 123 DP 737259 , 327 - 329 Condamine Street MANLY VALE NSW 2093<br>Lot 25 DP 11320 , 331 Condamine Street MANLY VALE NSW 2093<br>Lot 20 DP 11320 , 321 Condamine Street MANLY VALE 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**

**Amended Comments for Revised Plans submitted 16/11/20 and 23/11/20**

The revised plans have deleted the road dedication in Sommerville Lane. This deletion is not supported due to safety issues that have been raised by Council's Traffic Engineer.

It is considered that the plans must be amended to suit the required road dedication. The points previously raised must be addressed in the revised plans for the proposal. It is noted that to ensure no overland flows enter the basement from the lane, a crest in the driveway will be required a minimum 200mm above the invert level of the new kerb and gutter that must be provided along the lane frontage of the site.

Development Engineers cannot support the application due to insufficient information to address clauses C2 and C4 of Council's DCP.

**Original Assessment Comments 2/10/20**

The proposed development includes the dedication of a strip of land to widen the pavement of Sommerville Place to the west of the site. The submitted architectural and drainage plans appear to create a low point in the pavement design at the proposed entry to the carpark. A review of the survey plans indicates that the existing pavement level at the boundary to the north of the site in the lane is RL 19.62. The proposed level for the driveway adjacent to this point is RL 19.342 which is considerable lower. In this regard, the existing pavement levels in the lane are to remain along the boundary to the north of the site, and the fall of the new pavement is to continue down the lane towards the intersection with Sunshine Street. The applicant must provide a detailed design for the lane extension between the existing pavement and the new boundary to the site. The design is to include a layback along the proposed driveway and parking spaces and kerb and gutter for the remainder up to the boundary with Sunshine Street. At this point the kerb is to be deleted and a driveway profile provided up to the road pavement in Sunshine Street. These works will require the provision of a grated inlet pit and lintel to capture the stormwater from the widened pavement with a piped connection to Council's existing drainage system. Details including long sections and cross sections of the pavement and stormwater design must be provided for assessment. The revised design will impact upon the internal driveway grades which will need to be modified to suit. Council's Traffic Engineer has also provided comments in this regard.

The proposed works in the footpath are to be assessed by Council's Landscaping Officer.

The proposed drainage design will need to be amended to suit the above comments. The proposed OSD system is satisfactory.

Development Engineers cannot support the application due to insufficient information to address clauses C2 and C4 of Council's DCP.

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.