

Engineering Referral Response

Application Number:	DA2020/0095
Date:	28/02/2020
To:	Gareth David
Land to be developed (Address):	Lot CP SP 43989 , 29 White 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

Council's records indicate the subject property is burdened by a 750 mm diameter Council stormwater pipeline (SPI41771) which traverses across the site.

The applicant proposed to build a 6.2 m x 7.2 m carport above the Council stormwater pipeline.

The proposed carport slab and structure are 1.1 m higher than the existing ground level.

In accordance with Council's Manly policy: D 100. Drainage Easements - Construction over Drainage Easement, the proposed carport can be not supported by Development Engineering.

In general, the applicant is required to demonstrate compliance with the above policy with the following details are submitted with the application:

- Accurately locate, confirm dimensions including depth and plot to scale Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided).
- All structures are to be located clear of any Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned policy.
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.
- The policy also requires the developer to create an easement over the Council pipeline if there is not currently one in place.

And the subject property is burdened by overland flows surcharging from a Council drainage stormwater system as it is located in a sag, a Civil Engineer who is currently registered on the National Professional Engineers Register (NPER), should be engaged to investigate and verify whether the subject property is affected by overland flows during a 1 in 100 ARI event. In this regard the overland flow study is to include, but not be limited to the following information:

- Hydrological data
- Hydraulics data
- Catchment plan showing sub-catchments (where applicable)
- Computer model (applicant is liaise with Council's Stormwater and Development Engineering Team with regards to type of computer modelling required, i.e, 1 Dimensional or 2 Dimensional)
- Top water surface level at the receiving water on the drainage layout plan (applicant is to verify/confirm the above level with Council's Stormwater and Development Engineering Team prior to undertaking the above study)
- Cross sections detailing the 1 in 100 year ARI water surface levels traversing the site
- Extent of water surface levels to extend upstream and downstream of the subject property
- Above details are to be provided for both existing and post-developed conditions
- Engineer's certification that the development will not exacerbate overland flow regime for subject property and surrounding properties

In relation to the driveway crossing, the applicant proposed to retain the existing crossing which is 3 m wide. However, the proposed carport is 6.2m wide at front boundary. The crossing must be widen to provide suitable manoeuvre path, however there is a Council's stormwater inlet pit next to the crossing. It means the crossing cannot be widening without relocation of the stormwater pit. The applicant shall either propose a relocation of the stormwater pit or reduce the size of the carport.

Furthermore, the submitted stormwater plan showed a new charged system to discharge the on site stormwater water. Council does not support any charged system in the subjected site. The applicant shall collect and manage the on site stormwater to discharge to the council's stormwater pipeline within the property.

As the above, the applicant cannot be supported due to the section 3.7 and 4.1 of Council's Manly DCP 2013.

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.