

Engineering Referral Response

Application Number:	DA2019/1475
Date:	03/03/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 3 DP 86034 , 22 Victoria Parade 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 applicant proposed to re-develop the existing hotel.
Development Engineering has reviewed the submitted plan.
Please find our comment in below:

On site stormwater management design:

The applicant proposed an absorption system to discharge the on site stormwater.
However, there is no soil infiltration rate provided in design.
Development Engineering cannot undertake further assessment.

Secondly, the proposed kerb outlet pipe will connect to the existing crossing at no.28 Victoria Parade.
The location of the kerb outlet shall be relocated.

Third, some tall narrow trees are proposed to be planted on the proposed absorption trench in accordance with submitted landscape plan.
It will influence the future functionality of the absorption trench.

Driveway crossing:

The proposed driveway crossing shall be at least 5.5 m wide to prevent any delay of traffic on Victoria Parade.
It must also be separated from the crossing at No. 28 Victoria Parade.

As such, Development Engineering cannot support the application due to the section 3.7 and 4.1.1 of Council Manly DCP 2013.

Furthermore, the applicant has no mention about any loading dock/area to serve the hotel.
Please refer to Transport Network team for assessment.

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.