

Engineering Referral Response

Application Number:	DA2019/1382
To:	Megan Surtees
Land to be developed (Address):	Lot B DP 391849 , 2 Herbert Street 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

Council's records indicate the subject property is burdened by a 375 mm diameter Council stormwater pipeline which traverses across the site.

The applicant proposed to build a retaining wall on the pipeline.

Development Engineering has raised the below concerns:

Stormwater asset:

In accordance with Council's Manly: Drainage Easements Policy – D100, the applicant is required to provide and indicate:

- 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.

Overland Flow:

In Council's available information, the proposed development is also burdened by overland flow surcharging from a Council drainage stormwater system. Although there is an existing retaining wall on

the similar proposed location, the applicant should engage a qualified Civil Engineer to investigate and verify the proposed structure will not exacerbate overland flow regime for the subject property and surrounding properties.

As the above, Development Engineering cannot support the application due to the section 3.7 of Council's Manly Development Control Plan 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.