Engineering Referral Response

Application Number:	DA2018/1708

To:	Luke Perry
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

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 application has been assessed.
However, Development Engineer cannot support the application:

On site stormwater detention system (OSD):
The OSD has a "drowned" orifice at RL 46.52 which is connected to a 700 mm deep stormwater pit on Sydney Road.
The invert level of the pit is RL 46.41.
It is unacceptable to Council due to the affect on the rate of the discharge from the OSD system.

The applicant shall amend the OSD to ensure the design in comply with Council's Manly Specification for on site Stormwater Management 2003.

Stormwater pit on Sydney Road:
Development Engineer has inspected the stormwater pit on Sydney Road.
However, there is no outlet pipe can be found in the pit.
It is uncertain the pit can be the discharge point.
Council does not has the detail of the pit as it is owned by RMS.
The applicant shall clarify and demonstrate the pit can accommodate the additional discharge from the proposed development.
Alternatively, the applicant shall amend the design to discharge the on site stormwater into kerb & gutter on Sydney Road.

As the above, Development Engineer cannot support the application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.