

Engineering Referral Response

Application Number:	DA2019/0344
To:	Benjamin Price
Land to be developed (Address):	Lot 130 DP 11162 , 15 Alto Avenue SEAFORTH NSW 2092

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 subdivide a lot into two with dual frontages.

However, Council record's indicate the property is burdened by a 825 mm diameter Council stormwater pipeline which traverses across the site.

Development Engineer cannot support the application as below:

Council stormwater assets:

In accordance with Council's Manly Drainage Easement Policy- D100, the applicant is required to provide the information of the pipeline. However, the information has not been submitted. The following details are submitted:

1. 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.
2. 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.
3. Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.
4. The policy also requires the developer to create an easement over the Council pipeline if there is not currently one in place.

Also, please be advised that no structure shall be built above or over the Council's pipeline without 5 metres high clearance. An easement of the pipeline shall be created in the new DP.

Overland flow:

A overland flow report has been submitted with the application.

However, it refers into a building footprint which is different to the submitted "Concept Subdivision Plan".

Please confirm the proposed future foot print of the building.

Building footprint has a significant impact to the existing overland flow on the development site and surrounding properties.

Also, the report shows the suspended slab/ foundation of the building will be employed in accordance with the cross section of post development in HEC-RAS model. Please be advised that Council does not accept any suspend slab over the overland flow path.

Stormwater

The new and existing structure in the proposed lot 2 shall be collected and connected to the existing drainage system. The system shall discharge into the Council pipeline via a proposed easement. The connection details to the Council pipeline must be submitted.

Furthermore, an private easement of drainage shall be created in the proposed Lot 1.

In this regard, Development Engineering cannot support the application when the above information is missing.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.