

Engineering Referral Response

Application Number:	DA2022/2058
Proposed Development:	Demolition works and construction of a dwelling house
Date:	14/04/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 44 DP 4449 , 63 Francis 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

The proposal is for the construction of a new dwelling.

Stormwater

The proposed method of stormwater disposal via level spreader cannot be assessed until all stages of the Section 5.5 of Council's Water Management for Development Policy are addressed. Prior to other methods of disposal being considered, the viability of an inter allotment easement through the rear properties shall be investigated. Where an inter allotment easement is not viable, refusal of easement letters are to be provided.

It is noted that the rear neighbors have raised concerns regarding stormwater flows. As such if an easement is not viable, it is recommended that the roof water be discharged to the kerb in Francis Street via a suitably designed OSD system in accordance with the Council's policy. The surface drainage to be discharged to a level spreader.

Additional Information Provided on 8/3/2023

Refusal of easement letters have been provided. However the submitted stormwater plan is unsatisfactory as the proposed OSD basin at the rear of the site is in the overland flowpath and is likely to impede the overland flow through the rear of the site. The stormwater plan is to be amended as follows:

- The higher level roofs discharge is to be connected directly to the existing kerb outlet in Francis Street.
- The OSD basin at the rear and associated retaining walls to be deleted. The existing levels at the rear of the site is to be maintained with openings in the upstream and downstream fences to

maintain the overland flowpath through the rear of the site.

- The lower roofs and surface flows are to be discharged to the level spreader via the below ground OSD tank.
- The level spreader is to be located outside the overland flow path.

Amended plans are to be submitted 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.