

Engineering Referral Response

Application Number:	DA2018/1669
To:	Luke Perry
Land to be developed (Address):	Lot B DP 368451 , 21 Whistler 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

Development Engineer has assessed the application.

However, Development Engineering cannot support the application as the following items:

1) stormwater/ On site stormwater detention system (OSD).

The applicant proposed an OSD system on the roof of the building.

However, the submitted details are insufficient for assessment.

Development Engineer cannot provide an appropriate assessment of the design.

For instance, the dimension and volume of the OSD , location of the overflow weir and discharge rate of the OSD have not been provided.

And 1/3 of the building areas (western side of the building), which the details of drainage is missing..

The applicant must submit the stormwater management plan in accordance with Council's Manly Specification for on site stormwater management 2003 for assessment, in particular the section 11.

2) car lift

The applicant must provide an appropriate waiting areas of car lift within the property.

It prevents any traffic delay/ congestion on Whistler Street when any vehicle entry/ exit the property.

3) Underground water and Sub Soil drainage

Council was notified by another development on Whistler street.

A steady groundwater table has been found at RL 1.5 m which is similar to the proposed basement Level in this development.

Please be advised that Council does not permit any direct discharge from the rising main to the street kerb.

The applicant shall consider alternative method to manage the underground water and subsoil drainage.

As the above, Development Engineer cannot support the application due to lack of information.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.