

## Engineering Referral Response

<b>Application Number:</b>	DA2019/0191
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 22 DP 739842 , 2 A West Street BALGOWLAH NSW 2093

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

2nd engineering referral response

The applicant provided additional information to address the previous concerns.

Development Engineering and Stormwater & Floodplain Engineering team have reviewed the provided information.

However, the proposed driveway does not comply with Council's Manly Policy: D.100 Drainage Easements- Construction over Drainage Easement.

The proposed suspended driveway will result in Council additional costs by specialised equipment or construction techniques in order to maintain or upgrade Council's drainage line. It is not acceptable to Council.

The applicant shall either re-design an on-ground driveway to comply with the policy or relocate the affected drainage line at his/ her cost.

In relation to the overland flow, the proposed floor level of the building shall be set at 650mm above the existing surface in accordance with the submitted overland flow report. In order to the protection, the minimum floor level must be marked on proposed subdivision plan.

The Item 2-4 are addressed.

As above, Development Engineering and Stormwater & Floodplain Engineering team cannot support the application.

Development Engineering has reviewed the application.

However, Development Engineering cannot support the application as the below reason:

1 ) Council pipe line:

A 450 mm diameter concrete pipeline is located on the proposed driveway location. The consultant proposed to excavate about 1m below the existing surface and install some footings to install the proposed driveway. It may impact to Council's pipeline. As such, the applicant is required to submit the following details:

- 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 in horizontal and vertical direction. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with Council's Manly Policy: D.100 Drainage Easements- Construction over Drainage Easement.
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted

2 ) Overland flow path:

The future building footprint and proposed driveway are located on the existing natural water course and the overland flow path via the property. These structures will impact the natural overland flow regime traversing the property. An overland flow report shall be submitted to demonstrate that there are no adverse effects including diversion of overland flow paths and flooding of upstream and downstream properties. It is required to determine the 1 in 100 year ARI water level potentially traversing the property and the future floor level and garage level are to have a freeboard of 500 mm above the 1 in 100 year water surface level. The Hec-Ras computer model is preferred for this application.

3 ) Utilities:

There are some Sydney Water sewer lines and mains are located on the proposed driveway areas. As such, an utility service survey shall be undertaken.

The utility information must be plotted on the driveway cross sections if they are found in the survey. Also, a letter from the utility authority confirming that the satisfactory arrangement have made for the proposed development.

4 ) Geotechnical report:

A geotechnical report on the affected road reserve areas shall be submitted for assessment due to the proposed excavation and structures.

As the above, Development Engineering cannot support the application.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

**Recommended Engineering Conditions:**

Nil.