

## Engineering Referral Response

<b>Application Number:</b>	DA2019/0114
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot A DP 39108 , 267 Condamine Street MANLY VALE NSW 2093 Lot B DP 39108 , 267 Condamine Street MANLY VALE 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

#### Stormwater:

The proposed Stormwater Concept Plan is unsatisfactory. The provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Water Management Policy Section 9.1, and Council's OSD Technical Specification. In particular, the following matters are raised with regard to this Specification:

- Section 4.7, Council will not approve detention systems directly under habitable floors.
- Section 4.7, a safe overflow route from the OSD system must be provided.

The proposed stormwater connection to Condamine Street will require concurrence from the RMS.

#### Overland Flow:

The proposed driveway is unsatisfactory with respect to overland flow affectation. The proposed basement driveway crest does not provide a minimum of 300mm freeboard above the 1% AEP flood level. In addition, any proposed driveway shall maintain a standard profile from the back of kerb to boundary. It is noted that the RMS have requested that the proposed driveway be relocated towards the western boundary of the property, away from the signalised intersection. This will impact on the flood

level and associated crest at the future driveway location.

External Works:

Insufficient information has been provided to demonstrate satisfactory arrangement of works within Kenneth Road and Condamine Street. The requested relocation of the proposed driveway will impact on external road works and the internal arrangement of the development, and as such a detailed assessment is unable to be undertaken. Any future submission shall provide further detail and cross-sectional information related to works within Kenneth Road and Condamine Street, including but not limited to levels/gradients across the proposed road alignment and pedestrian footpath. External works will require concurrence from Traffic Engineering and Road Assets sections.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
- Stormwater and overland flow affectation for the development in accordance with clause C4 Stormwater.

**Referral Body Recommendation**

Recommended for refusal

**Refusal comments**

**Recommended Engineering Conditions:**

Nil.