

Engineering Referral Response

Application Number:	DA2019/0683
To:	Daniel Milliken
Land to be developed (Address):	Lot 82 DP 8076 , 35 Reddall Street MANLY NSW 2095 Lot 83 DP 8076 , 31 Reddall Street MANLY NSW 2095 Lot 84 DP 8076 , 29 Reddall Street MANLY NSW 2095 Lot 81 DP 8076 , 95 Bower 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 application has been reviewed.

However, Development Engineering cannot support the application:

1) Stormwater outlet from the site: The consultant proposed to install a 375 mm diameter outlet pipe into a Council's pit on Bower Street. In Council's record, the pit is only 550 mm deep which is not suitable to install a 375 mm diameter pipe as proposed in a 550 mm deep pit.

2) The volume of discharge : The consultant proposed to discharge over 100 l/s from the development site into Council's stormwater pit at Bower Street.

In accordance with recent Council's Manly to Seaforth flood study, it indicates that the current drainage system along Bower Street may not have sufficient capacity to undertake the additional flow within the drainage system.

If the applicant wants to discharge the stormwater directly into the pit, some supportive information must be provided to demonstrate the pipeline can accommodate the additional flow without any significant impact to the downstream properties.

As the above, the applicant shall amend the design to address the above issues.

Furthermore, the proposed driveway on Bower Street shall be widen into 6 m to accommodate the vehicle movements that entering and exiting the car park.

As the above, Development Engineering cannot support the application due to section 3.7 of Council's

Manly DCP 2013.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.