

Engineering Referral Response

Application Number:	DA2025/0923
Proposed Development:	Demolition works and construction of a residential flat building
Date:	15/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 1 SP 478 , 1 / 92 North Steyne MANLY NSW 2095 Lot 2 SP 478 , 2 / 92 North Steyne MANLY NSW 2095 Lot 3 SP 478 , 3 / 92 North Steyne MANLY NSW 2095 Lot 4 SP 478 , 4 / 92 North Steyne MANLY NSW 2095 Lot 5 SP 478 , 5 / 92 North Steyne MANLY NSW 2095 Lot 6 SP 478 , 6 / 92 North Steyne MANLY NSW 2095 Lot CP SP 478 , 92 North Steyne 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

15/08/2025

Council's Development Engineer requests additional information regarding the stormwater design.

This proposal is for demolition works and construction of a residential flat building.

Stormwater

The site is located within Zone 2 in Region 3. An above-ground OSD/RWT system is proposed. A pump-out tank is provided in the basement. The site drains to a proposed new kerb inlet pit which connects to an existing downstream pit.

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- Cross-section plan of the above-ground OSD/RWT tank shall be provided. Of note that if rainwater tank component is provided below the OSD tank component and the tank sits on a platform,

maybe it is possible to provide gravity discharge from the tank to the kerb outlet to avoid provision of a new kerb inlet pit.

- A copy of DRAINS model shall be submitted. Of note that the pre-development and post-development discharge rates shall be calculated for the whole site. The 35% impervious shall be applied to the whole site for the pre-development scenario.

Site Access and Parking

The driveway gradients are generally satisfactory subject to conditions. However, Council's Traffic Team will need to provide comments on other aspects.

Geotechnical Investigation

The groundwater table is expected to be lower than the basement excavations. Tanking of the basement is not required.

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.