

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0923
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building
<b>Date:</b>	15/08/2025
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	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 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

**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.