

## Engineering Referral Response

Application Number:	DA2025/0888
Proposed Development:	Demolition works and construction of a dwelling house
Date:	07/08/2025
To:	Kye Miles
Land to be developed (Address):	Lot 24 DP 843218 , 21 Park Street COLLAROY NSW 2097

### 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 proposal is for demolition works and the construction of a new dwelling. The submitted stormwater plan proposes discharge to the Council pit in Park Street. The proposed volume of OSD appears low. There is no existing connection to the Council pit for the site and a new connection was proposed as part of the approval for the studio as part of DA2024/1789 which limited the stormwater discharge to 4l/s. The existing stormwater management for the current residence is unclear.

The proposed stormwater management plan significantly increases the discharge to Park Street. If there is no current connection then sufficient OSD volume is to be provided to limit the discharge to the Council system in Park Street to the approved 4l/s.

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.