

**STORMWATER MANAGEMENT PLAN
59 FRANCIS STREET**

ISSUED FOR DEVELOPMENT APPLICATION - ISSUE 28.09.21

PREPARED BY

EOIN

001 – PROPOSED DEVELOPMENT

001 - The proposed development is for alterations and additions to the existing two storey dwelling house, to create a part three storey dwelling house and associated landscaping works including the construction of a swimming pool at no. 59 Francis Street, Manly.

002 – BUILT UPON AREA CALCULATIONS

Site Area	-376.1Msq
Existing Built Upon Area	-193 Msq (51.3% of Site Area)
Proposed Built Upon Area	-215 Msq (57.1% of Site Area)
Increase in Built Upon Area	- 22 Msq (5.8% of Site Area)

Note: For BUA info. Refer to DA605 – Built Upon Area & GFA

003 - CONCLUSION

The proposed development will not adversely impact on the existing site, or any downstream properties, as:

- The proposed development will only create a minimal increase in the hard surface area on the property, 22Msq, 14Msq of this increase accounts for a proposed green roof system. In addition, the proposed development is to incorporate rainwater collection & reuse of grey water.
- All new work, including all new downpipes, drains, rainwater outlets and pits required, will drain into the existing on site drainage system. As per the existing drainage system, the proposed drainage system will connect to Council's stormwater drainage system.