

## Engineering Referral Response

Application Number:	DA2019/0378
To:	Claire Ryan
Land to be developed (Address):	Lot 235 DP 4889 , 50 Grandview Grove SEAFORTH NSW 2092

### 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 maximum allowable total impervious percentage shall be 35% plus 50 square meters up to 250 square meters will be permitted without On site Stormwater Detention system (OSD) in accordance with Council's Manly Specification for on-site stormwater management 2003.

The proposed development in propose Lot 235A is over the the maximum allowable area. As such, an OSD system is required in the proposed Lot 235A.

In this regard, Development Engineering cannot support the application.

P.S: No significant issue to the subdivision aspect.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Engineering Conditions:

Nil.