

25 October 2023

General Manager
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099

Attn: Michael French

Re: Additional Information
DA2023/1367 – Alterations and additions to a dwelling house and associated works
30 Pacific Street, Manly

Dear Michael,

Reference is made to the Development Engineering Referral Response in relation to the subject application for 30 Pacific Street, Manly – DA2023/1367. The following documents are submitted as additional information to assist the development engineers in completing the required assessment:

- Revised Stormwater Management Plan prepared by Taylors Consulting.
- Revised Stormwater Letter prepared by Taylors Consulting.
- Car Stacker Brochure
- Car Stacker Specifications

Stormwater

The submitted stormwater plan is unsatisfactory. The site is in Region 3 Zone 2 and as such the stormwater management shall be in accordance with Section 9.3.3.3 of Council's Water Management for Development Policy. All sites within zone 2 must provide for on-site absorption unless the applicant can demonstrate that on-site absorption is not suitable by the submission of relevant evidence from a qualified geotechnical engineer.

Comment: Revised stormwater plans and letter have been prepared by Taylors Consulting to address the above comments and are submitted as additional information to the application package.

Access and Parking

The proposed location of the vehicular crossing appears to differ in the stormwater plans to the architectural plans. The stormwater plans are to be updated to reflect the architectural plans. The proposal includes a car stacker but no details are provided. The applicant is to provide details of the stacker and dimensions of the proposed garage to ensure that there is adequate room for vehicle movement.

Comment: The revised stormwater plans have addressed the note regarding the vehicular crossing. The additional information includes information on the car stacker which will fit within the proposed garage area (proposed 4m wide, 5.4m depth and 3.8m floor to ceiling).

Should you require any further clarification of the above, please do not hesitate to contact me on 0425232018.

Kind Regards
Mathew Quattroville
Director
Four Towns Pty Ltd