

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1367
<b>Proposed Development:</b>	Alterations and additions to a dwelling house and associated works
<b>Date:</b>	18/10/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 2 DP 900589 , 30 Pacific Street 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

The proposed development is alterations and additions to the existing dwelling including a new garage and driveway.

#### 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.

#### 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.

*Note to planner: Please refer to traffic team for assessment of the stacker operational requirements if vehicles need to be accessed independently.*

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.