

Engineering Referral Response

Application Number:	DA2021/0179
Date:	07/05/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

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 subject site is flood affected and the exemption from OSD as requested by the applicant's Hydraulic Engineer is acceptable. The applicant has not included a stormwater drainage plan for the proposal which is required for assessment. If connection of stormwater from the site is proposed into the drainage pit in Condamine St, concurrence from Transport for NSW TfNSW will be required for the connection.

It is noted that further information is required by TfNSW for the driveway crossing and Council's Traffic and Road Asset Teams regarding similar issues. Once their requirements have been satisfied the assessment can be completed with regard to this issue and the treatment of the footpath.

Development Engineers cannot support the application due to insufficient information to address clause C4 of Warringah DCP.

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.