

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2081
<b>Proposed Development:</b>	Change of use and construction of a golf club house and associated facilities
<b>Date:</b>	09/05/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

### 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 proposal is for construction of a golf club house and associated works. The submitted stormwater concept plan has insufficient details for assessment. The proposal is to discharge via a absorption system however no details are provided. Where absorption is proposed the system shall be sized based on a measured infiltration rate for the site in accordance with Appendix 3 of Council's Water Management for Development Policy. The applicant shall provide a geotechnical report by a suitably qualified Geotechnical Engineer to confirm the infiltration rate for the site. The proposed absorption system shall be appropriately sized based on a measured infiltration rate. The applicant shall provide a stormwater plan by a suitably qualified engineer.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause C4 Stormwater.*

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.