

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1910
<b>Proposed Development:</b>	Demolition work and construction of a Residential Flat Building including basement car parking.
<b>Date:</b>	21/02/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot CP SP 2492 , 61 North Steyne 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 proposal is for the construction of a residential flat building. The submitted stormwater plan is unsatisfactory. The subjected site is located within Region 3, stormwater Zone 2. As such stormwater management shall be in accordance with Section 9.3.3.3 of Council's Water Management for Development Policy. An absorption system shall be designed to discharge the site stormwater in accordance with Appendix 3.

Additionally the geotechnical report shall address the method of stormwater discharge and provide measured infiltration rates.

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.