

## **Engineering Referral Response**

Application Number:	DA2022/1164
Proposed Development:	Demolition and construction of a commercial building
Date:	28/02/2023
То:	Alex Keller
Land to be developed (Address):	Lot B DP 102407,34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591,34 - 35 South 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 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 proposal is for a commercial development including basement level carpark. The submitted stormwater plan proposes to discharge to an existing stormwater pit in Rialto Lane. However Council's asset data do not have any information on the stormwater pit in Rialto Lane. According to Council records, the closest pit is located at the corner of Wentworth Street and Rialto Lane. The Applicant shall provide pipe survey, by a service locating contractor and registered surveyor, to demonstrate that the pit in Rialto Lane has a pipe connection to the Council system at the corner of Wentworth Street. The survey shall include the location, size and depth of the pipe in Rialto Lane.

Alternatively a new connection shall be proposed from the site to the Council system at the corner of Wentworth Street.

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

• Stormwater drainage for the development in accordance with Council's Water Management for Development Policy.



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.