

Engineering Referral Response

Application Number:	DA2019/0461
To:	Julie Edwards
Land to be developed (Address):	Lot 220 DP 4889 , 21 Grandview Grove SEAFORTH NSW 2092

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 proposed site is located to zone 1 of Council's Manly Stormwater Zone.
In accordance with Council's Manly Specification for On Site Stormwater Management 2003, an on site stormwater detention system (OSD) is required due to the proposed impervious areas.
However, the submitted stormwater plan does not include the OSD system.
Furthermore, stormwater drainage should follow the natural fall of the land and be discharged by a gravity system.

In this regard, Development Engineering cannot support the application.
The stormwater management plan shall be amended.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.