

Engineering Referral Response

Application Number:	DA2019/0900
To:	Thomas Burns
Land to be developed (Address):	Lot 76 DP 19139 , 105 Wyadra Avenue 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 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

Stormwater:

The proposed Stormwater Concept Plan is unsatisfactory. Stormwater drainage for the site shall be in accordance with Council's Warringah Stormwater Drainage from Low Level Properties Technical Specification *Section 2.2*. In particular, the following matters are raised with regard to this Specification:

- Insufficient information has been provided to indicate the step 3 in the concept plan, refusal of an easement to drain water, has been addressed by the Applicant. Evidence of the refusal letter from the downstream property owner at 51 Thomas St North Manly or a Statutory Declaration by the property owner shall be submitted in accordance with this Clause.

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.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.