

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0807
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house, secondary dwelling and swimming pool
<b>Date:</b>	02/07/2024
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 42 DP 36192 , 32 Oceana Street NARRAWEENA NSW 2099

### 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 proposed development is on a Low Level Property. The submitted stormwater management plans propose an on-site detention system that attenuates flows from the site back to the 20% AEP State of Nature storm in accordance with Section 5.5 of Council's Water Management for Development Policy. This is supported, the applicant however is required to seek a drainage easement from the adjoining downstream property of 18 The Circle. Proof of drainage easement rejection in accordance with Appendix 2 of the Water Management for Development Policy is required before an on-site detention system and level spreader can be utilised to convey stormwater from the site.

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.