

Engineering Referral Response

Application Number:	DA2024/1845
Proposed Development:	Construction of a garage and studio
Date:	22/01/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 151 DP 1117653 , 13 A Lodge Street BALGOWLAH NSW 2093

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

Development Engineers have reviewed the proposal and advice that the proposal cannot be supported for the reasons stated below:-

- An On-Site stormwater detention system (OSD) is required for proposed development as per clause 5.0 "Disposal of Stormwater" of the Northern Beaches Council's Stormwater Management Drainage Policy.
- Does not comply with objectives set under clause Part 3.7 under Manly Development Control Plan.
- The Stormwater Management Plan shows that no On Site Detention Plans and hydraulic calculation have been submitted in support of this application. The proposed stormwater connection from the roof and paved area directed into a Telecom Pit, located in the footpath Reserve is unsatisfactory

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.