

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0934
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	11/08/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 63 DP 8075 , 55 Bower Street 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 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 stormwater submission states that the site is in Region 1 in accordance with page 99 of Councils *Water Management for Development Policy Version 2 26 February 2021*. (WMfDP). The site however is in Zone 1 of Region 3. The on site detention design needs to be checked and amended as required to comply with Region 3 Zone 1 requirements. Please Provide OSD and orifice size on amended plans. Refer to page 92 and Section 9.3.3.2 (page 44) of the WMfDP.

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.