

Engineering Referral Response

Application Number:	DA2021/1130
Date:	18/08/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 23 DP 9561 , 1 Tutus Street BALGOWLAH HEIGHTS 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

The On site stormwater detention (OSD) plan has been reviewed.

However, the design cannot be supported as:

- 1) the details of the OSD are insufficient for assessment. The submitted plan does not provide the estimate volume of the OSD tank, permissible site discharge and the size of orifice etc. The minimum detail of OSD to be lodged with the DA can be found in Council's Stormwater Management For Development Policy.
- 2) the control pit/ device of the OSD must be able to be accessed externally to the building in accordance with the above policy.

As such, Development Engineering cannot support the application due to the clause 3.7 of Council's Manly DCP.

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.