

Engineering Referral Response

Application Number:	DA2024/0591
Proposed Development:	Demolition works and construction of a dwelling house
Date:	17/06/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 799776 , 71 Whistler 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 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 submitted stormwater management plans show discharge of stormwater to the kerb. This is not supported. The development site is in Zone 2 of Region 3 and hence stormwater from the site should be discharged using an absorption trench. Amended plans are required which show stormwater management in accordance with Section 9.3.3.3 Requirements for Region 3 – Zone 2 – Absorption and Appendix 3 of the Water Management for Development Policy.

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.