



northern
beaches
council

MEMORANDUM

DATE: 17 October 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Adam Richardson, Manager Development Assessment

SUBJECT: Item 4.2 - DA2023/0251 – 54 Greycliffe Street, Queenscliff

TRIM REFERENCE: 2023/672897

The purpose of this memo is to advise the Panel that a late submission has been received from the objector at 52 Greycliffe Street, which raised the following matters:

- Stormwater impacts

There is no mention of the Council's Stormwater Assets throughout the report and it would have been an advantageous time to address stormwater problems as part of this Development Application. There have been historical works on site which have affected the Council infrastructure, and this has impacted adjoining properties and the adjoining Council reserve through stormwater inundation during periods of heavy rain.

Response:

The Development Application has been supported by a detailed stormwater plan prepared by a stormwater engineer, in accordance with Council's water management policy.

This plan has been reviewed and supported by Council's development engineers as detailed within their referral comments contained within the report. Having regard to the concerns raised within the late submission, it is considered that the stormwater system associated with the development will improve the existing situation and does not impact upon Council's established drainage system. The proposed stormwater system includes a series of pits and pipes which captures and then discharges stormwater to the rear of the site into Manly Lagoon via an existing rock watercourse. It is considered that the proposed method of stormwater drainage will not have an unacceptable impact on adjoining properties.

Recommendation

The Panel note the submission.

No changes required to the recommendation or conditions contained in the assessment report.