

Engineering Referral Response

Application Number:	DA2021/2034
Date:	11/01/2022
To:	Adam Croft
Land to be developed (Address):	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

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 applicant proposed to install an OSD in the proposed court yard on the proposed ground floor where limits the access to the OSD tank.

In accordance with Council's Water Management For Development Policy, the OSD tank must be freely accessed due to the safety and possible maintenance.

As such, the OSD tank shall be relocated to an accessible area as the requirement of the above policy.

The application cannot be supported due to the clause 3.7 of Council's Manly DCP 2013.

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.