

Engineering Referral Response

Application Number:	DA2019/0547
To:	Rhiannon McLardy
Land to be developed (Address):	Lot A DP 106210 , 58 Alexander 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

Development Engineer cannot provide a comment to the application when there is a flooding issue on the proposed garage level.

In order to achieving the 1% AEP flood level, the proposed garage may need to be raised. However, the applicant must be advised that the property boundary level on road reserve shall be retained.

As such, the applicant shall relocate the garage further north of the property when raising the garage level.

If the flooding issue is resulted, please re-refer the application to Development Engineering section.

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.