

Engineering Referral Response

Application Number:	Mod2019/0320
To:	Kevin Short
Land to be developed (Address):	Lot 24 DP 2610 , 12 Moore Street CLONTARF 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 total site impervious area is about 344 square meter in the approved application. In accordance with Council's Manly Specification for On site Stormwater Management 2003, OSD will be required where the site has impervious areas more than 60% of the total site areas. In this case, the maximum allowable impervious area without OSD is 313 square meters. As such, the applicant shall provide an OSD system as the approved condition.

If the applicant does not want to provide an OSD system, at least 30 square impervious areas shall be removed in development.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.