

## Engineering Referral Response

Application Number:	DA2019/0083
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 76807 , 29 - 33 Pittwater Road 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 50m<sup>2</sup> 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 subjected site is classified as a low and medium flood risk in accordance with Council's "Manly to Seaforth Flood study 2018."

No on site stormwater detention system is required when the property is affected by flooding.

The collected on site stormwater shall be discharged into the street kerb.

The application must be referred to Council's Floodplain Planning & Response team for assessment in relation to the flood issue.

Secondly, the proposed awnings along Pittwater Road and Denison Street do not comply with Council's Manly Development Control Plan 2013.

The designs must be amended in accordance with the section 4.4.4 of Manly DCP 2013.

As a signage 'Blade' are proposed in this development, a referral should be sent to Council's Urban Designer for comment.

Development Engineer cannot provide conditions in this application at the moment.

Please re-referred the application to Development Engineer when the above issues are resolved.

### Referral Body Recommendation

Recommended for refusal

DA2019/0083

**Refusal comments**

**Recommended Engineering Conditions:**

Nil.