

## Engineering Referral Response

<b>Application Number:</b>	DA2022/0688
<b>Date:</b>	07/07/2022
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 8 DP 3742 , 35 Fairlight Street FAIRLIGHT NSW 2094 Lot 9 DP 3742 , 33 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 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

#### 06/07/2022:

The proposal seeks consent for the demolition of the existing dwellings and construction of a three storey residential flat building comprising 6 residential apartments and carparking for 14 vehicles.

### Access

New and widen driveway crossing is proposed.

Applicant is advised to provide a longitudinal profile of centerline and both edges of driveway from street kerb to proposed car lift showing chainage, existing and proposed levels and grades. Footpath levels along frontage of site should remain same and new driveway to be at least 1m away from existing Telstra pits. The power pole along frontage of site near proposed driveway is to be relocated.

### Stormwater

Property is on the low side of the road and is located in stormwater zone 1 of Council's Manly stormwater zone. An on-site stormwater detention system (OSD) is required.

Onsite stormwater detention system is proposed discharging to Clifford Avenue via a proposed easement with rear neighbor No. 12 Clifford Avenue.

Applicant to provide drainage plans of basement and sectional details of the proposed OSD tank.

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.