

Engineering Referral Response

Application Number:	DA2019/0276
To:	Benjamin Price
Land to be developed (Address):	Lot B DP 315261 , 7 Clifford Avenue 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 Engineering consultant proposed to discharge the on site stormwater into an existing easement within No. 5 Clifford Avenue.

However, it is no further information has been submitted about the easement.

Additional information of the easement shall be submitted to support the application.

Furthermore, the total impervious areas of the development is over 60% of the total site area.

In accordance with section 4.1 of Council's Manly Specification for On Site Stormwater Management 2003, an On Site Stormwater Detention System (OSD) is required. The design requirements and parameters can be found in the above specification.

As such, Development Engineering cannot support the application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.