Engineering Referral Response

Application Number:	Mod2020/0603

Date:	04/03/2021
To:	Nick Keeler
Land to be developed (Address):	Lot A DP 313797 , 42 Upper 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

2nd Engineering referral
A new set of plan, which is prepared by CAM consultant, was submitted.
However, Development Engineering cannot agree with the information in the plan.
Please find the reason as below:

1) The consultant showed that there is only 20 -30 mm height difference from the roadway and gutter in the submitted plan. However, the actual height difference of the roadway is higher than that of the submitted plan. The plan shall be amended to show the actual height difference.
2) The consultant proposed the crossing design without layback of the crossing.
3) The cross fall of the footpath is too high which may lead a hazard to the pedestrian.

As the above, Development Engineering cannot support the application.

1st Engineering referral
The proposed driveways have been reviewed and are considered to be too high.
They do not comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking facilities - Off-street car parking.
The 85th percentile vehicle still will scrap as the proposed design when entering and exiting the proposed garages.

Development Engineering cannot support the application due to the clause 4.1.6 of Council's Manly DCP.

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.