

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1825
<b>Proposed Development:</b>	Alterations and additions to a semi-detached dwelling
<b>Date:</b>	23/01/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 37A DP 438218 , 12 Pacific Parade 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 proposal is alterations to the existing dwelling including for a new vehicular crossing and parking hardstand.

The angled vehicular crossing is not supported. Vehicular crossing must be perpendicular to the road. Currently there are a number of angled parking spaces provided along the frontage of the site in Pacific Parade, The proposal for the new vehicle crossing will result in the loss of two parking spaces and require new line marking and signage. As such comments and concurrence from Council's Traffic Team are required prior to Development engineering finalising the assessment.

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.