

## Engineering Referral Response

<b>Application Number:</b>	DA2022/1430
<b>Date:</b>	30/09/2022
<b>To:</b>	Grace Facer
<b>Land to be developed (Address):</b>	Lot 17 DP 5857 , 12 Austral Avenue NORTH MANLY NSW 2100

### 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 includes a carport in front of the existing garage. The existing driveway levels do not comply with current standards for parking areas. Proposed parking areas grades and dimensions shall be in accordance with AS2890.1.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Parking facilities for the development in accordance with Clause C3 Parking Facilities.

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.