

Engineering Referral Response

Application Number:	DA2020/0706
Date:	26/08/2020
To:	Maxwell Duncan
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

The proposed garage does not comply with clause 4.1.6 of the Manly DCP in terms of the proposed width. Due to the grade of the existing footpath which cannot be altered, and the proposed nil setback for the garage, it is unlikely that the proposed grades will comply with AS2890.1:2004 in terms of access and parking of vehicles.

Development Engineering cannot support the application due to insufficient information to address clause 4.1.6 of the Manly DCP.

Additional Information submitted 30.07.2020

The amended plans have been reviewed and when compared to the existing survey plan, it appears that the existing footpath levels will need to be altered to suit the proposed garage levels within the property which cannot be supported. Also there is insufficient transition between the footpath and the proposed garage levels in accordance with AS/NZS 2890.1:2004.

Development Engineering cannot support the application as the proposal does not comply with clause 4.1.6 of the Manly DCP.

Additional information submitted 24/08/2020

The revised plans and Traffic report have been reviewed and the amended design fails to demonstrate that vehicles will not scrap when entering and exiting the proposed parking spaces. The sections provided do not include the 85th percentile vehicle template in all movements on all sections to ensure clearance is achieved. The required levels to achieve the grade for the parking spaces requires significant changes in grade both adjacent to the boundary for the width of the wall and between the

spaces which will either cause vehicles to scrap, due to non compliance with the transition requirements of AS/NZS 2890.1:2004, or cause pedestrians to trip when walking around the parked vehicles to exit the garage. The door exiting the garage also conflicts with the parking space.

Development Engineers cannot support the application as the proposal does not comply with clause 4.1.6 of the 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.