

Engineering Referral Response

Application Number:	Mod2025/0055
Proposed Development:	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development
Date:	17/04/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095 Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095 Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095 Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095 Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095 Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095 Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095 Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095 Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095 Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095 Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095 Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095 Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095 Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso 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 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 proposal includes the deletion of a pedestrian access off The Corso and new pedestrian access points off Market Lane and other internal changes.

The proposed access doors off Market Lane indicate bi-fold doors. These doors must not encroach the road reserve when opened. Planning to ensure this requirement is achieved via a condition.

Development Engineering support the proposal, subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.