

Engineering Referral Response

Application Number:	DA2021/1813
Date:	08/04/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 218836 , 7 Bruce Avenue 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 applicant proposed a car stacker in the existing garage.

In general, a waiting/ passing bay facility must be provided within the private property in order to operating the stacker.

It prevents any delay of traffic on road and minimises any hazard in road reserve.

However, there is no waiting bay/ space within the property to serve the proposed stacker.

The distance between the garage and the boundary is only 2.5 m long.

The applicant must amend the design to provide a waiting bay facility within the property.

It shall also be referred to Our Traffic team for assessment.

Also, there is a council pipeline nears to the development.

The pipeline shall be identified and indicate in the design to prevent any damage to the pipeline.

As this above, Development Engineering cannot support the application due to clause 3.7 and 4.1

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.