

Engineering Referral Response

Application Number:	DA2019/1290
To:	Catrina Shirley
Land to be developed (Address):	Lot 1 SP 10841 , 1 / 10 West Street BALGOWLAH NSW 2093

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 to amend the front yard into a new double garage.
However, the gradient of the existing shared driveway is about 1 V in 4 H outside the new garage.

The application does not propose any change of the existing driveway
It means the the new proposed driveway will start at the shared driveway about RL 63.3 and RL 62.56 which is 700mm higher than the proposed garage level.
As such, the new proposed driveway does not comply with the current Australian Standard AS2890.1.
Development engineering cannot support the application due to the section 4.1.6 of Council's Manly DCP 2013.

The applicant shall amend either the shared driveway level or garage level to comply with AS 2890.1.
At least three longitudinal sections of driveway shall be submitted with any development application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.