

Engineering Referral Response

Application Number:	DA2019/0125
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 8075 , 82 - 84 Bower Street 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 application proposed to install two additional garages at the boundary and a new driveway.

However, the frontage of the lot is only 16.36 m wide. In accordance with the section 4.1.6.1 of Manly DCP 2013, the maximum width of any garage is not to exceed a width equal to 50 percent of the frontage which up to a maximum width of 6.2m.

The proposed driveway crossing is 16 m wide.

As such, the proposed garages and the driveway cannot be supported.

As the proposal will result in the loss of the on street parking space on Bower street, a referral shall be sent to Traffic Engineer for assessment.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.