

## Engineering Referral Response

<b>Application Number:</b>	DA2024/1782
<b>Proposed Development:</b>	Alterations and additions to a semi-detached dwelling
<b>Date:</b>	28/01/2025
<b>To:</b>	Reeve Cocks
<b>Land to be developed (Address):</b>	Lot 1 DP 90346 , 28 George 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 50m<sup>2</sup> 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 seeks approval for a small car parking space to an existing attached dwelling. The existing semi-detached dwellings both currently do not have any car parking spaces. The existing concrete pathway adjoins the front boundary. Any large cars that potentially could park in this car space, will result in car extend into Council pathway. This will impose a public liability issue for Council.

Development Engineers as result cannot support the car parking space for the reason stated below:-

- Non-compliance with Part 4 Clause 3.1.6 Manly DCP.
- Non compliance with AS/NZS 2890.:2004. No wall clearance has been considered for the proposed car space. Since there is a possibility for overhang in the public road, a 5.4 meters in car space in length is required.
- Non-compliance with Council's Driveway and Vehicular Crossing for the attached dwellings, where only one shared driveway is permitted.

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.