

Engineering Referral Response

Application Number:	DA2018/2025
To:	Kye Miles
Land to be developed (Address):	Lot 2 DP 115063 , 1 Peacock Street SEAFORTH NSW 2092

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

In accordance with Australian Standard AS2890.1-2004, the minimum length of car parking space is 5.4 m long.

However, the proposed carport is less than 5 m long.

It means the carport cannot provide enough space to park a standard vehicle (B 85) without encroaching on road reserve.

As such, Development Engineering cannot support the application when the carport does not comply with AS2890.1 and Council's Manly DCP 2013.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.