

Engineering Referral Response

Application Number:	DA2021/0356
Date:	24/04/2021
To:	Alex Keller
Land to be developed (Address):	Lot 87 DP 70416 , 32 Reddall 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 applicant proposed a new driveway crossing on road reserve to accommodate a new garage. The proposed floor level of the garage is RL 27.74.

However, the existing footpath outside the proposed garage is between RL 28.2 (western side) - RL 27.92 (eastern side).

The footpath is about 500 mm higher than the proposed floor level of the garage on the western side. The existing footpath level shall not be amended to accommodate a driveway crossing.

As such, the gradients of the proposed driveway does not comply with the Australian Standard 2890.1. The applicant shall amend the design of garage to ensure the accessibility of the driveway.

In this regards, Development Engineering cannot support the application as the clause 4.1 of Council's Manly DCP 2013.

Also, the applicant shall provide three longitudinal sections of the driveway for assessment.

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.