

Engineering Referral Response

Application Number:	DA2024/0435
Proposed Development:	Alterations and additions to a dwelling house
Date:	16/05/2024
To:	Michael French
Land to be developed (Address):	Lot 2 DP 531441 , 18 Pacific Parade 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 proposed development is in Region 3. On site detention is not required. Vehicle crossing construction is proposed. The proposed development is not supported by Development Engineering for the following reasons:

1. The proposed parking bay length of under 3.0 metres is not compliant with the Manly Development Control Plan - Schedule 3.
2. The proposal is not compliant with AS/NZS 2890.1:2004.
3. The proposal may result in considerable protrusion of parked vehicle onto Council footpath.

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.