

Engineering Referral Response

Application Number:	DA2019/0895
To:	Kye Miles
Land to be developed (Address):	Lot 18 DP 9335 , 1 Bentley Street BALGOWLAH NSW 2093

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 carport to be built at the front boundary of the site.

The proposed carport level is RL 41.17.

However, the existing footpath level is between RL 41.20 to RL 40.49 on Bentley Street outside the proposed carport.

It has a significant height difference on the western side of the footpath outside the proposed carport.

It will influence on the pedestrian safety.

There is no details of footpath adjustment has been proposed and submitted.

As such, Development Engineering cannot support the application due to the section 4.1.6 of Council's Manly DCP 2013.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.