

Engineering Referral Response

Application Number:	DA2020/1053
Date:	17/09/2020
To:	Gareth David
Land to be developed (Address):	Lot 18 DP 6100 , 90 Birkley Road 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 to install a 5.8 m wide driveway crossing to accommodate a double garage at the property boundary.

The proposed garage level is RL 32.51.

And the existing gutter level is RL 32.04 on the northern edge and RL 32.65 on southern edge of the proposed driveway on Birkley Road.

When the crossfall of the footpath shall be 2-5% fall to the street, it means the proposed driveway does not comply with Australian Standard 2890.1.

Furthermore, the existing footpath outside No. 92 Birkley Road is about RL 32.24 which is 250 mm lower than the proposed garage level.

And the existing footpath on the proposed driveway's location is about RL 32.90 - RL 32.24.

If the footpath is going to be adjusted to accommodate the proposed garage level, it will lead a pedestrian safety concern with a higher longitudinal gradients on the footpath (over 17 %).

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

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.