

Engineering Referral Response

Application Number:	DA2021/2641
Date:	01/06/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 1 SP 1173 , 1 / 153 Balgowlah Road BALGOWLAH NSW 2093 Lot 2 SP 1173 , 2 / 153 Balgowlah Road BALGOWLAH NSW 2093 Lot 3 SP 1173 , 3 / 153 Balgowlah Road BALGOWLAH NSW 2093 Lot 4 SP 1173 , 4 / 153 Balgowlah Road BALGOWLAH NSW 2093 Lot CP SP 1173 , 153 Balgowlah Road 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

1st Development Engineering response

The applicant proposed a new car parking space on northern side of the property.

The existing driveway crossing will be modified to accommodate the proposed parking space.

However, the application cannot be supported:

1) the manoeuvre of the vehicle: it is unclear how a vehicle enter and exit the proposed car space. A turning path of the B85 vehicle must be provided to demonstrate the exit and enter of the parking space with the property in accordance with AS2890.1.2004. The turning path shall be prepared by an qualified civil/ traffic engineer.

2) Street tree: The proposed extension of the driveway crossing is located with the structural zone of the street tree. No arborist report has been submitted to investigate and discuss the impact to the tree. Please refer the application to our Landscape Officer for assessment.

As the above, Development Engineering cannot support the application due to clause 4.1 of Council Manly DCP 2013

2nd Development Engineering response

A traffic report has been provided to demonstrate the manoeuvre of the vehicle when entering and exiting the proposed space.

Development Engineering has no objection to the application subject to the following conditions of consent.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

Vehicle Crossings

The Applicant is to construct one vehicle crossing 3 metres wide at layback and 5.5 m wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/1 N and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.