

Engineering Referral Response

Application Number:	DA2019/0429
To:	Benjamin Price
Land to be developed (Address):	Lot C DP 302957 , 107 Griffiths 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 with a 6.3 m wide driveway crossing at Griffith Street. The proposed crossing is about 2.5 m away from the corner of Condamine Street. However, the driveway shall be at least 6 metres from the tangent point of the corner in accordance with section 3.2.3 of Australian standard 2890.1.2004. It may lead a safety issue to the other road users.

Furthermore, the applicant proposed to amend the existing footpath to accommodate the new driveway crossing.

The footpath gradient is about 14% in the proposed design.

It is not acceptable to Council due to the pedestrian safety.

The standard council footpath gradient shall not exceed 5% crossfall.

As the above, Development Engineering cannot support the application.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.