

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1094
<b>Date:</b>	23/11/2021
<b>To:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 4 DP 38041 , 7 Hayes 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 50m<sup>2</sup> 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

#### 2nd Development Engineering response

The amended plan was submitted on 8/11/2021.

An on street parking space is retained in the proposal between two driveway crossings.

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

#### 1st Development Engineering response

The submitted plans do not include a survey plan or dimensions for the proposed parking area or driveway crossing. A review of the drawings indicates that the proposed widening of the driveway will conflict with the existing sewer manhole in the footpath area which is not permitted. Also the driveway widening indicates a 5.5 metre wide distance between the proposed laybacks which is inconsistent with the advice provided in the PLM which advised 6 metres. Also the wings to the driveway layback are to be 600mm wide and must be dimensioned on the plan. The applicant has not provided any dimensions for the parking area or driveway crossing width. There are also no turning paths shown for cars entering and exiting the parking spaces. It is considered that the application must be submitted to Council's Traffic Engineers for their assessment and review of the turning path for the truck entering and exiting the loading bay and conflict with on-street parking.

Development Engineers cannot support the application due to insufficient information to address parking and access in accordance with the DCP.

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**

**Driveway and On street parking**

The Applicant is to ensure the proposed driveways in this consent must be designed to retain a 6.3 metres long on street parking space on Hayes Street.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure suitable parking arrangement on street.

**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 5.2 metres wide at kerb and 8.3 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/ 1 N and the driveway levels application approval. A 6.3 metres long on street parking space must be retained between two driveways crossings serve the property.

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.