

Engineering Referral Response

Application Number:	DA2021/2641
Date:	12/02/2022
To:	Thomas Burns
Land to be developed (Address):	<p>Lot 1 SP 1173 , 1 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 2 SP 1173 , 2 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 3 SP 1173 , 3 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 4 SP 1173 , 4 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot CP SP 1173 , 153 Balgowlah Road BALGOWLAH NSW 2093</p>

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 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

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.