
Sent: 18/11/2019 1:02:59 PM
Subject: RE: DA2019/0191 2A West Street Balgowlah
Attachments: Response to NBC Assessment Report to LPP Nov 2019 FINAL.docx;

Hi Carly

Attached please find our response to Council's Assessment Report for onforwarding to the Panel members.
Many thanks

Peter McAuley

2a West Street
Balgowlah NSW 2093
M: 0411 112 036
H: 02 9948 4938
weststmacs@optusnet.com.au

From: Carly Sawyer [mailto:Carly.Sawyer@northernbeaches.nsw.gov.au]
Sent: Friday, 15 November 2019 3:14 PM
To: Peter McAuley
Cc: 'Damien Schaefer'
Subject: RE: DA2019/0191 2A West Street Balgowlah

Hi Peter,

You can email your response to me by email (any format is fine) and I will pass onto the panel for consideration.

Kind regards,

Carly Sawyer

Senior Administration Officer

Business Systems & Administration
t 02 9942 2360 m
carly.sawyer@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Peter McAuley <weststmacs@optusnet.com.au>
Sent: Friday, 15 November 2019 10:42 AM
To: Carly Sawyer <Carly.Sawyer@northernbeaches.nsw.gov.au>
Cc: 'Damien Schaefer' <damien@taylorconsulting.net.au>; 'Peter McAuley' <weststmacs@optusnet.com.au>

Subject: RE: DA2019/0191 2A West Street Balgowlah

Thanks Carly.

My consultant town planner advised me to send a response to Council's report to the Panel in writing prior to the meeting.

Can you tell me is there a particular form it should take and where will I send it?

Is there a cut-off time?

Thank you

Peter McAuley

2a West Street

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weststmacs@optusnet.com.au

From: Carly Sawyer [<mailto:Carly.Sawyer@northernbeaches.nsw.gov.au>]

Sent: Friday, 15 November 2019 9:04 AM

To: Peter McAuley <weststmacs@optusnet.com.au>

Cc: 'Damien Schaefer' <damien@taylorconsulting.net.au>

Subject: RE: DA2019/0191 2A West Street Balgowlah

Hi Peter,

Thanks for your email. Confirming I have added yourself and Damien to the speakers list for Wednesday 20 November.

Kind regards,

Carly Sawyer

Senior Administration Officer

Business Systems & Administration

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From: Peter McAuley <weststmacs@optusnet.com.au>

Sent: Thursday, 14 November 2019 6:00 PM

To: Council Mailbox <council@northernbeaches.nsw.gov.au>

Cc: 'Peter McAuley' <weststmacs@optusnet.com.au>; 'Damien Schaefer' <damien@taylorconsulting.net.au>
Subject: DA2019/0191 2A West Street Balgowlah

Good afternoon

Can you please add myself as the applicant Peter John McAuley and my consultant engineer Damien Schaefer to your list of speakers in favour of the above DA.

Thank you

Peter McAuley

2a West Street

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Northern Beaches Council

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RE: DA2019/0191 2A WEST STREET BALGOWLAH SUBDIVISION OF ONE LOT INTO TWO TORRENS TITLE LOTS

Dear Panel Members

We are writing in response to Council's Assessment Report on our DA. Our objection to Council's decision is that the solutions we suggested to Council's engineering issue were not taken into account. We argue that any of these 3 or 4 solutions are feasible, and would potentially satisfy Council's engineer's issue. Council claimed that the solutions were received too late to be considered. (see below- Issue 1))

Originally our town planning consultant was to speak for us at the hearing but unfortunately the date was changed and now he is overseas.

Council state (P104) that the primary reason for refusal is the driveway design and further reasons for refusal are northern setback and the lack of a Construction Traffic Management Plan(CTMP). Before addressing each of these three issues, I would like to briefly touch on submissions received.

Submissions/Notification Periods

There were two notification periods, the first from 14th to 28th March, the second from 30th September to 14th October.

Of the local (ie: within the notification area) submissions, one was lodged in March, four were lodged in October and two were lodged in both March and October. A total of seven (7) local submissions across two notification periods.

Issue 1 -Driveway Design.

Quoting from Council's Assessment Report (P112), Council's engineering advised;

"The proposed suspended driveway will result in Council incurring additional costs by specialised equipment or construction techniques in order to maintain or upgrade Council's drainage line. The Applicant shall either re-design an on-ground driveway to comply with the policy or relocate the affected drainage line at his/her expense."

The original design was for an **on-ground** driveway and drawings were lodged with Council with the application on 23 February 2019 and are still on Council's website .They were originally done for the 2007 application.

We had a complete set of new drawings done using a **raised** driveway to negate any overland flow issues. It appears Council's engineering has an issue with the removable panels section of the driveway. In an effort to resolve this issue I sent the following email to Adam Croft.

"Our engineer Damien Schaefer from Taylor Consulting spoke with Council's engineer Kevin Fernando yesterday.

Unfortunately the engineer that had been handling our application was on leave.

It appears that the issue relates to the removable concrete panels section of the driveway.

*Without speaking to the original engineer it is not possible to know but it appears engineering may have thought this 4.4 metre X 3 metre section was **one piece**, which of course it was never intended to be.*

EXISTING SOLUTION (as per our submission to Council)

The section involved is 4.4mtrs wide X 3mtrs long X 200mm thick. This section is divided up into "600mm wide removable concrete panels" (quoting from Sheet 3 Taylor Consulting drawings 23 September as submitted to Council).

That is 7 panels each 600mm wide. Damien Schaefer advises these will weigh approximately 800 kilograms each.

My understanding is that a backhoe or front bucket tractor such as Council might have on site for pipe work, could realistically lift these panels.

ALTERNATIVE SOLUTION 1

Reduce the width of each of the panels to 450mm wide. Therefore there would be 10 removable panels each 450mm wide , each weighing approximately 600 kilograms.

Damien Schaefer advises that these panels will still readily support a vehicle's weight.

ALTERNATIVE SOLUTION 2

Replace the removable concrete panels with heavy duty removable grating supported by sections of steel beam.

Damien Schaefer advises the grating would be approximately 50 kilograms per section and the lengths of steel beam approximately 100 kilograms each.

These would be bolted together."

We were advised these options were received too late. I have not included here (but can provide) a timeline which shows how we were not given enough time to try to resolve Engineering's issue.

Another solution, not suggested at the time, would be to replace the removable panels with another section of driveway. This would seem to be sub-optimal from Council's future maintenance point of view ie: the section could not be removed.

Issue 2 - Northern Setback

We have no issues in complying with this.

The drawings were provided to show it was possible to feasibly site a house on the block.

As you are aware, this DA does not seek approval for a house.

Issue 3 - Construction Traffic Management Plan (CTMP).

At no time since the lodging of the DA in February till now was a CTMP ever requested or indeed ever mentioned.

This is the first time there has been any reference to it.

Everything that Council requested they were provided with.

Thank you for the opportunity to put our case before you.

Yours sincerely

Peter & Lucy McAuley