

Memo

Development Assessment

To: Northern Beaches Local Planning Panel

From: Nick Keeler
Planner

Date: 17 March 2021

Subject: DA2020/1382 - 31 Oxford Falls Road Beacon Hill

Record Number: 2021/199546

Dear Panel,

Further discussions with Development Engineering regarding the positioning and configuration of the driveway passing bay have determined that the passing bay should be located adjacent to the front boundary of proposed Lot 2.

The positioning of the passing bay towards the rear of proposed Lot 2 is likely to cause vehicles accessing the site to wait on Oxford Falls Road to allow an exiting vehicle to pass. This will likely be hazardous to other vehicles using Oxford Falls Road due to the blind corner to the east of the site and the pedestrian refuge island and Brooker Avenue intersection to the north of the site. See image below for reference.



Due to the inadequate configuration and dimensions of the proposed passing bay, the application should be refused as per the existing Recommendation.