

Engineering Referral Response

Application Number:	DA2025/0539
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	02/10/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 52 DP 12838 , 154 Plateau Road BILGOLA PLATEAU NSW 2107

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 proposed vehicle crossing is not supported for the following reasons:

1. Considerable excavation into rock on the road reserve resulting in changed boundary levels and altered streetscape.
2. Loss of parking near School.
3. The crossing is excessively wide at 7.5m
4. The existing parking arrangement allows for vehicles to turn around on site to exit in a forwards direction, the proposed arrangement does not
5. The retaining walls either side of the driveway will obstruct visibility to pedestrians and traffic. The retaining walls will not allow for a pedestrian sight line triangle and probably not vehicular traffic sightlines that are consistent with clause 3.2.4 of AS2890.1
6. Increased pedestrian and vehicular conflict especially with school age children is not supported.

Engineering Comments 01.08.25

I have reviewed the amended submission and provide the following advice.

1. The proposed vehicle crossing width is still excessive. The crossing width needs to be reduced to 4.5 metres on the kerb line and a maximum of 6.0 metres on the property boundary.
2. Provide proposed vehicle crossing/ driveway profiles to conform to Councils standard profile A4 3330/4 EH or A4 3330/6 MH, noting that the existing footpath width needs to be maintained and cross-fall minimised.
3. The proposed retaining wall on the road reserve is to be designed and situated in order for sightlines for the driveway to conform with Section 3.2.4 of AS2890.1. The design must satisfy pedestrian requirements as shown on Figure 3.3. The design shall be accredited by an appropriately qualified Traffic Engineer.

4. The 6 point turn arrangement is not supported as it is likely to lead to noncompliance and result in rear first exit manoeuvres from the property. The Australian Standard recommends a 3 point turn manoeuvre, however given site constraints, Council will accept a 4 point manoeuvre. The turn paths need to be certified by an appropriately qualified Traffic Engineer.

Engineering Comments 02.10.25

An amended off-street parking design has been provided which utilises the existing vehicle crossing and a proposed right of carriageway on an adjoining property for vehicular access. Development engineering raises no further objections to the proposed development, subject to conditions.

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:**DEFERRED COMMENCEMENT CONDITIONS****Right of Carriageway**

A right of carriageway is to be created in accordance with the plan submitted by era, job number 1962024, dated 28.08.25. The right of carriageway is to be created under Sections 46 and/or 46A of the Real Property Act 1900 No 25 or under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the created right of carriageway on title in order to activate the consent.

Stormwater drainage plans are to be submitted to Council for written approval detailing disposal of stormwater from the site in accordance with Council's Water Management Policy.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**Stormwater Disposal**

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with AS/NZS 3500 and Council's Water Management for Development Policy, prepared by an appropriately qualified and practicing Civil or Hydraulic Engineer who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG), indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to the street.

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

Reason: To ensure appropriate provision for disposal of stormwater management arising from the development.

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by AW Geotechnics dated 25.10.24 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of

Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical Controls and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.4.5 Physical Controls and Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.