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25/09/2024

MR Lloyd Holder
1 / 1 - 1 Lisa PL
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

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Further to my submission to council dated 7th May 2024, I provide the following additional reasons for opposing this application:

1. Stormwater treatment - the current design for OSD's for each lot do not appear to comply with Council's guidelines for Onsite Stormwater Detention Systems: (a) discharge to an existing water course is not one of the two allowable modes of discharge; (b) at first review the allowance at each property for 6,000 litres appears to be approximately 30% of Councils guidelines; (c) the driveway discharge to an OSD from the gross pollutant trap does not allow for treatment of collected oils and greases nor for calculation of OSD size due to the driveway surface area; (d) the current indicated OSD "prefab polymer tanks" don't appear to meet Council's requirements; and (e) clarification will be required for each of the properties for the Title undertaking required by Council in respect of the operation and maintenance of the OSD especially in the shared driveway area.
2. Vehicle access to Lower Plateau Road - it is noted that the Pittwater DCP requires a minimum width of 5 metres and that with the required location of joint letterboxes requiring an extra 600mm the total width requirement is 5.6 metres. As the current title only provides 4.57 metres it is assumed that the proponent has established an agreement with the property owners at 335 and 339 Lower Plateau Road to access the required additional land. Additionally it is noted that access across 339 Lower Plateau Road is likely to require the construction of a retaining structure in close proximity to the residence.

Thank you for the opportunity to make a submission.

Regards -- Lloyd