

Engineering Referral Response

Application Number:	DA2019/0781
To:	Penny Wood
Land to be developed (Address):	Lot 279 DP 16327 , 17 Argyle Street 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

Comments for Development Engineers:

1. No flood risk.
2. It is a low level property.
3. The site is not located within the Geotechnical Hazard Area, the excavation of the swimming pool is less than 1.5m. The fill is less than 1m. No geotechnical report is required.
4. Council's Maximum Low Profile shall apply.
5. The impervious area increase is less than 50 square meters, no OSD is required.

Development Engineers have assessed the application but cannot support it due to the following reasons.

1. The proposed crossing requires some landfill works. The road reserve adjoining the vehicle crossing shall be battered and turfed at a maximum of grade 1V:6H. A maximum of grade 1V:4H is acceptable at the boundary. Whether there is enough space for battered and turfed area is unclear. Details including a longsection at each edge and centre of the crossing & driveway are to be submitted to Council. Additional cross-sections of works in the road reserve and at the property boundary are also required to be submitted to Council. The extent of the batters shall be detailed and given dimensions. The battered and turfed area must not impact the existing vehicle crossing for the neighbouring property.

2. Stairs and handrail can be found in Council's Road Reserve area. They may be unauthorised works. The applicant needs to submit relevant documents to Council to either show existing approval of the structures in Council's Road Reserve Area or get the structures approved.

Failure to comply with Clause B6 in Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Engineering Conditions:**

Nil.