

Engineering Referral Response

Application Number:	DA2025/0539
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	29/05/2025
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.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.