

Engineering Referral Response

Application Number:	DA2021/2490
Date:	05/01/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1214257 , 34 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 development is for a dwelling house at the front, rear dwelling is retained and double vehicular driveway access.

No detail plans for the proposed dwelling has been provided or available in trim.

Only one access driveway per allotment is permissible, The proposed development does not comply with B6.1 "Access driveways and Works in the Public Road Reserve". The plan are to be amended to show a single access for proposed development site.

A concept stormwater management for the proposed development has not been submitted. The concept stormwater management plan shall demonstrate that stormwater from the new development is designed in accordance with Clause B5.5 controls of Northern Beaches Council's "Water Management for Development Policy". .

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.