

Engineering Referral Response

Application Number:	DA2021/2490
Date:	27/04/2022
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". .

DATED 22/04/2022

The property slopes to the rear properties. Stormwater plans provides for a detention drainage system with a dispersion drainage system (Level Spreader). Applicant's geotechnical reports recommends drainage to the road. Council's Water Management for Development Policy, in particular Stormwater Drainage from Low Level Properties clause 5.5.1.1. recommends various stages for stormwater drainage disposal assessment, which does not appear to have been considered and/or undertaken.

Written evidence for negotiation for drainage easements rights/refusal in accordance with stage1 of Clause 5.5.1.1.1 of Northern Beaches Council's "Water Management for Development Policy" has not been submitted with the application,.

The existing rear dwelling obtains access and currently park on Council land. Please refer this matter to Building Compliance.

The access is reliant on existing shared driveway with right of carriageway and was created as part of the subdivision. The existing shared driveway access is considered safe and provides for vehicles to exit in a forward direction. The additional access with a suspended driveway over the road reserve is not safe since vehicles would need to reverse onto road traffic. Furthermore suspended slab and additional access over the road reserve is not supported since it may impacts on public authority services both present and future. Council Pittwater DCP Clause B 6.1 Access driveway and works on the public road does not permit dual access to property with less than 30 metres road frontage. The existing car space can be widened to provide for additional parking. Council Road Assets have not supported the application. As result the application in its current form 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.