

## Engineering Referral Response

<b>Application Number:</b>	DA2019/1431
<b>To:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 316 DP 16327 , 181 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

Comments for Development Engineers:

1. The site is located within the Geotechnical Hazard Area. No geotechnical report is provided.

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

1. The stormwater design is not satisfactory. Evidence demonstrating that it is unable to gain adjoining owner's consent on alternative access through downstream drainage easement shall be submitted to Council before a level spreader may be accepted.
2. The site is located within the Geotechnical Hazard Area. A geotechnical report is required to be submitted to Council's Development Engineer in accordance with the Geotechnical Risk Management Policy for Pittwater. The level spreader design must be accompanied by a supporting report by an appropriately qualified Water Engineer and Geotechnical Engineer (where applicable), demonstrating that the level spreader will provide an acceptable standard of safety, will not have any adverse impact on adjoining properties.

Failure to comply with Clause B3.1 and Clause B5.10 of Pittwater DCP21.

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.