

Engineering Referral Response

Application Number:	DA2023/0511
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Date:	28/06/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower 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 three lot subdivision has been reviewed and is not supported for the following reasons:

1) Access handle width and grades.

As highlighted by Councils Traffic Engineers comments the access handle from Lower Plateau Road is limited in width to 4.57m , the Pittwater 21 Development Control Plan (DCP) requires that the width for a combined driveway for more than 2 dwellings be a minimum 3m; except where the driveway length exceeds 40m, a passing bay to an overall minimum width of 5m for a length of 10m with suitable transitions to the adjacent

narrow driveway be provided. It is not possible to provide a suitable passing bay within the driveway corridor as the ROW is only 4.57m wide and there are existing trees on both sides along the length of the driveway, which also restricts any suitable widening within the corridor.

The Pittwater 21 DCP also specifies that internal driveways are to be designed and constructed to provide safe access and shall have a maximum gradient of 1:5 (V:H). For internal driveways on steeply sloping or difficult sites, gradients may be increased up to 1:4 (V:H) over a maximum 20m length. The site gradient is approximately 1:3 (V:H) for the last 20m of the driveway corridor, which exceeds the permissible gradient.

2) The subdivision application does not have supported engineering plans that detail access way longsections , cross-sections and retaining wall locations . The engineering plans requirements are detailed in Councils Auspec one design specification.

3) A stormwater management plan is required detailing the provision of on site stormwater detention in accordance with Councils water management for development policy.

4) As the property is impacted by overland flow a hydrological/hydraulic study is required using a

Council recognised computer model to determine the extents of the overland flow paths to the 1/100 AEP and their locations in relation to the proposed internal access road and housing building works. All habitable floors are to have a minimum of 500mm freeboard to the 1/100 AEP overland flow path level.

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.