

Engineering Referral Response

Application Number:	DA2019/0698
To:	Adam Urbancic
Land to be developed (Address):	Lot 64 DP 225582 , 31 Raymond 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. No significant excavation is required. Part of the site is located within Geotechnical Hazard Area. However, since the proposed development is far away from the Geotechnical Hazard Area, no geotechnical report is needed.
2. No flood risk.
3. The proposed concrete parking area needs to be modified.
4. The impervious area increase is less than 50 square meters, no OSD is required.

Development Engineers have assessed the proposal and cannot support it due to the following reason.

1. The proposed driveway gradients and the proposed parking area are not satisfactory. The gradients are to comply with AS/NZS 2890.1:2004. The gradients for the parking area are not to exceed 1 in 20 (5%). Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Amended plans of the proposed crossing including the cross-sectional profiles on both sides of the driveway and parking area must be submitted to Council for further assessment. Council's Extra Low Standard Vehicle Crossing Profile is recommended.

Development Engineers cannot support the application due to failure to comply with car access and parking requirements in accordance with Clauses B6 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.