

Engineering Referral Response

Application Number:	DA2025/0049
Proposed Development:	Use of dwelling house as a dual occupancy (attached) and associated alterations and additions
Date:	12/02/2025
To:	Thomas Prosser
Land to be developed (Address):	Lot 7 DP 11332 , 136 Fisher Road North CROMER NSW 2099

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 applicant is requesting approval to convert an existing single dwelling into a dual occupancy residence, which involves minor additions and alterations. The traffic engineer's report provided by the applicant confirms that all vehicles can exit the property in a forward direction. Additionally, the increase in hardstand surface area is minimal and does not require the installation of an on-site detention system for stormwater management, as per the Council's Water Management Policy.

No Development Engineering objection subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities for Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.

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<insert condition - if pasting use the 'paste plain text button' above>

Reason: <insert reason>.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

Certification of Off Street Parking Works

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Parking Facility Construction Compliance:

- **Certifying Authority:** A suitably qualified person, such as a registered engineer.
- **Certification Details:** A statement confirming that the parking facility was constructed in accordance with the development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004.
- **Reference:** AS/NZS 2890.1:2004 outlines the minimum requirements for the design and layout of off-street parking facilities for cars
saiglobal.com

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Turntable Installation Compliance:

- **Certifying Authority:** An accredited technician with expertise in turntable installations.
- **Certification Details:** A statement confirming that the proposed turntable is installed in accordance with the design specifications.

- **Reference:** The "Standard Turntable Best Practice Checklist" provides guidelines for proper installation and maintenance of turntables.
carousel-usa.com

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Vehicle Egress Compliance:

- **Certifying Authority:** A qualified traffic engineer.
- **Certification Details:** A statement confirming that all vehicles can exit the parking facility in a forward direction to the street, ensuring safe and efficient traffic flow.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.