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37 Tunks St Northbridge 2063

STATEMENT OF ENVIRONMENTAL EFFECTS
-REQUEST FOR MODIFICATION OF CONSENT
DA 2018/1651

Construction of a new dwelling house and secondary dwelling

2177 Pittwater Rd Church Point NSW 2105

Prepared by Paul Bolliger, property owner of this address.
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1.0 INTRODUCTION

This document has been prepared in support of a development application proposing the demolition of the existing site structures and the construction of a new dwelling house, secondary dwelling and replacement driveway on the subject allotment. The application also proposes the implementation of an enhanced site landscaping regime.

Having obtained consent from Northern Beaches Council for the development, the Private Certifier has highlighted two conditions of consent which will impact on my ability to construct the dwellings in relation to the newly designed driveway and the condition requirements of the OSD.

Specifically, the Conditions of Consent appear to require the construction of the driveway, new driveway parking area, and OSD, prior to the issue of an Interim Occupation Certificate.

As discussed with David Auster of Northern Beaches Council, who issued the DA Approval, as well as other council staff during the Pre-Lodgement meeting, the process for building entails constructing the secondary dwelling first. The existing driveway would be used for vehicular access, and existing parking areas are available on the concrete hard stand next to the existing cottage, and ample parking is on the western end of the block, next to the secondary dwelling site.

The new driveway design had to be completely different to the existing established driveway, and running in a different direction, to meet the gradient requirements of the Australian standards and council. The existing cottage is in the way of the new driveway and parking areas, and would need to be completely demolished first, before any driveway and parking could be provided. Clearly that is detrimental to the whole process of building the two dwellings, and there would be no useable dwellings for a considerable amount of time. The building of the secondary dwelling first is easily accomplished with the existing cottage in place, with minimal disruption to the site overall.

The requirement to construct the On Site Detention Pit prior to issuing an interim Occupation Certificate for the secondary dwelling (to be built first), is problematic because again, the OSD is designed to capture, and be part of, the new primary dwelling which integrates with the new driveway and parking areas.

The additional water runoff from the secondary dwelling can be easily directed into the existing drainage of the cottage already there. The downpipes from that structure drain to the stormwater drainage system already established at the bottom of the driveway (council assets, to be used with the new drainage when established with the OSD, as designed).

2.0 MODIFICATION TO CONSENT

(1) DA2018/1651, Notice of Determination, page 10 of 23, Conditions which must be complied with prior to the Issue of an Occupation Certificate, insert the following:

Add point 21(A)

An interim Occupation Certificate will be granted for completion of the secondary dwelling, being the first structure to be built, without reference to the vehicle access and parking requirements stipulated for the final Occupation Certificate, provided it can be demonstrated to the Principal Certifying Authority that adequate vehicle access and parking is available with existing site amenity.

(2) DA2018/1651, Notice of Determination, page 10 of 23, Conditions which must be complied with prior to the Issue of an Occupation Certificate, page 10 of 23, points 18-20, delete:
"Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an interim/final Occupation Certificate" in points 18, 19 and 20.

Replaced with:

"Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of a final Occupation Certificate"

In points 18, 19 and 20 of page 10/23

3.0 CONCLUSION

The modification to consent request will have no adverse effect on stormwater drainage when the interim Occupation Certificate for the secondary dwelling is issued, and the existing driveway allows for provision of vehicle access and parking for both the existing dwelling and the new secondary dwelling, when constructed.