

Engineering Referral Response

Application Number:	DA2025/0020
Proposed Development:	Construction of a secondary dwelling
Date:	11/03/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 217 DP 16902 , 4 Wollombi 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

DATED 04/02/2025

The applicant proposed to construct a secondary dwelling over the existing car port. The submitted SEE suggest that one car space has been proposed for the secondary dwelling. However the existing dwelling has no provision made for car parking spaces. The proposal as a result cannot be supported for the following reasons:

- Noncompliance with Pittwater DCP21 B 6.3; Off Street Parking Requirements.
- Noncompliance with AS/NZS 2890.1:2004

DATED 11/03/2025

The applicant has submitted revised plans to provide additional car parking, addressing the non-compliance issues raised in my previous response. However, the Council's Landscape Officer does not support the proposed additional car parking spaces and crossing. If the applicant can resolve the objections raised by the Landscape Officer, Development Engineers have no further concerns. Any additional information submitted that changes the car parking proposal by the applicant should be referred to Development Engineers for further comments.

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**

Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3.0 metres wide in accordance with Northern Beaches Council Standard Drawing Normal Profile in accordance with Section 138 of the Roads Act 1993.

Note,

1. Driveway crossing must be constructed using plain concrete, unless an alternative is approved by the Council.
2. The driveway and crossing should minimize any impact on the existing trees and comply with the conditions outlined in this Development Consent.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**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 Northern Beaches Council "Water Management for Development Policy" by a suitably qualified Civil Engineer. 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.

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and

gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

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

Reason: To facilitate the preservation of on street parking spaces.