

Engineering Referral Response

Application Number:	DA2025/0020
Proposed Development:	Construction of a secondary dwelling
Date:	04/02/2025
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

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

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:

Nil.