

Engineering Referral Response

Application Number:	DA2025/1017
Proposed Development:	Demolition works, construction of a detached dual occupancy with swimming pools and torrens title subdivision of (1) lot into (2)
Date:	07/08/2025
To:	Dean Pattalis
Land to be developed (Address):	Lot 29 DP 366454 , 16 Melwood Avenue FORESTVILLE NSW 2087

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 seeking approval to demolish the existing structures and construct two detached, two-storey dwellings in a side-by-side arrangement, forming a dual occupancy. The development also includes the construction of two swimming pools and a Torrens title subdivision to create two separate lots.

Assessment and Recommendation

The proposed development cannot be supported for the following reasons:

1. Stormwater Management

The submitted stormwater management plan does not comply with Clause 9.3.2 of the Northern Beaches Council's *Stormwater Drainage Management Policy*. Specifically, the proposal fails to provide an On-Site Detention (OSD) system, which is a requirement in the Policy.

2. Vehicular Access

The proposed two separate vehicular crossings are not supported. In accordance with Clause 11 of the Council's *NB-G-30 Driveway Access (Vehicle Crossing) Guidelines*, only a single shared driveway serving both dwellings can be permitted. The guidelines state:

"Dual occupancy and attached dwellings – Council will only permit one driveway per every two dwellings unless the applicant demonstrates that additional driveways meet the principles of these guidelines."

As the application does not justify the need for two driveways or demonstrate compliance with the relevant design principles, the proposal is inconsistent with Council policy.

1.

The proposal is therefore unsupported.

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

Recommended Engineering Conditions:

Nil.