

Engineering Referral Response

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| Application Number: | DA2025/0837 |
| Proposed Development: | Demolition works, construction of a dual occupancy (attached) and associated works |
| Date: | 05/08/2025 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot 34 DP 456140 , 20 Austral Avenue NORTH MANLY NSW 2100 Lot 21 DP 5857 , 20 Austral Avenue NORTH MANLY NSW 2100 |

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 application for a dual occupancy is not supported as the proposal details two separate driveway/vehicle crossings . Councils Driveway Access (Vehicle Crossing) guidelines allow only one vehicle crossing to a combined driveway. The plans are to be amended to detail a single vehicle crossing with a maximum width of 4.5m at the boundary.

The proposed location of the single vehicle crossing is also to be located to minimise impacts on the root system of the existing mature street tree. The most appropriate location of the single vehicle crossing would be in the vicinity of the existing concrete vehicle crossing.

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.