

Engineering Referral Response

Application Number:	DA2025/0547
Proposed Development:	Alterations and additions to a dwelling house including swimming pool
Date:	23/06/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 80 DP 14521 , 67 Eurobin Avenue MANLY NSW 2095

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 subject site is located within Region 3 - Zone 2 of Council's Water Management for Development Policy. The method of stormwater disposal is to be via an absorption system. A design in accordance with Appendix 3 of Council's policy must be submitted for the proposal. This includes the provision of a Geotechnical report addressing the requirements listed and a design for the system by a Civil Engineer.

The proposal includes the provision of a parking space in the front setback off the second driveway crossing servicing the property. Planning are to confirm that this space will be supported as it is forward of the building line. If it is supported, conditions for the reconstruction of the driveway will be provided. It is noted that a service pit is located within the driveway crossing. The applicant is to provide concurrence from the relevant service authority that the pit can remain within the crossing or if it needs to be relocated.

Development Engineering cannot support the proposal due to insufficient information to address stormwater and access in accordance with clauses 3.7 and 4.1.6 of the DCP.

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.