

Engineering Referral Response

Application Number:	DA2025/0583
Proposed Development:	Construction of a swimming pool and hardstand parking area
Date:	02/06/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 20 DP 12186 , 14 Addiscombe Road MANLY VALE NSW 2093

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 seeks approval to replace the existing hardstand car space with a new swimming pool. As part of the proposal, a new vehicular crossing is also proposed, which would impact a Council stormwater pit & lintel and would be located next to an existing vehicular crossing (12 Addiscombe Road). The distance between the existing vehicular crossing at 12 Addiscombe Road, Manly Vale, and the Council lintel is approximately 4.6 metres.

Council's Stormwater Operations & Planning (Stormwater Engineering Assets Team) requires a minimum clearance of 1.0 metre from the stormwater pit and lintel. In addition, a minimum separation of 1.5 metres is required between adjacent vehicular crossings.

The existing stormwater pit is located at a low point, as identified in the applicant's survey plan, and relocation of the pit and lintel is not feasible.

As a result, the proposed new vehicular crossing cannot meet the required clearances, making this location unsuitable. Therefore, the application cannot be supported.

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.