

Traffic Engineer Referral Response

Application Number:	DA2025/1255
Proposed Development:	Change of use from secondary dwelling to dual occupancy (detached)
Date:	24/10/2025
Responsible Officer	
Land to be developed (Address):	Lot 449 DP 218045 , 2 Emmett Place KILLARNEY HEIGHTS NSW 2087

Officer comments

The proposal has been reviewed and this is a basic subdivision of an existing dual occ (secondary dwelling) into a 2 lot subdivision. There is no proposed physical work as apart of the application. It is noted that the assessment has been undertaken on the existing Warringah DCP requirements. The only concern raised relates to the driveway crossover that is misaligned if supporting two separate properties. Condition provided for replacement of the driveway crossover to be replaced.

Supported subject to conditions.

The proposal is therefore supported.

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

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Traffic Management

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Principal Certifier.

Reason: To ensure pedestrian safety and continued efficient network operation.

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Access driveway across Road Reserve

The applicant is required to reconstruct the driveway crossover between the existing layback (kerb) and the property boundary to allow a usable width at the boundary of 4.8 metres to permit safe access to both lots.

The applicant is to submit an application under Section 138 of the Roads Act to Council for approval.

Reason: Provide safe access to the subject properties created in the subdivision.