

Engineering Referral Response

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| Application Number: | DA2025/0573 |
| Proposed Development: | Demolition works and construction of a residential flat building |
| Date: | 25/06/2025 |
| To: | Maxwell Duncan |
| Land to be developed (Address): | Lot 13 DP 226681 , 4 Kunari Place MONA VALE NSW 2103 Lot 2 DP 222636 , 96 Park Street MONA VALE NSW 2103 Lot 42 DP 11108 , 94 Park Street MONA VALE NSW 2103 |

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

25/06/2025

Council's Development Engineer requests additional information regarding the stormwater design and site access & parking.

This proposal is for demolition of existing structures and construction of a residential flat building on 94-96 Park Street and 4 Kunari Place Mona Vale.

Stormwater

A stormwater report has been submitted claiming that provision of an OSD system is of no benefit to the subject site.

Stormwater runoff from the proposed development is to be disposed of to an existing stormwater kerb inlet pit in front of 4 Kunari Place MONA VALE.

A pump-out pit is provided in the basement, which is generally satisfactory subject to conditions.

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- Insufficient information has been submitted to demonstrate an OSD system is of no benefit to the subject site. More information shall be provided using DRAINS Model showing the discharge vs time hydrographs for the upstream catchment to the subject site, hydrographs for the subject site both with and without an OSD system. The combined hydrographs considering the upstream catchment as well as the subject site both with and without an OSD system.
- In addition, the stormwater design shall also consider Clause 9.2 of Council's 'Water Management for Development Policy' which states '*OSD will not be required where the site of the development is located within a Council established 1% AEP flood plain, and that it can be demonstrated that lesser storm events will also flood the site. Otherwise, it will be necessary to provide OSD to control the runoff for the minor storm events.*'

Flooding

Council's Flooding Team provides comments stating that the subject site is outside of the Flood Planning Precinct and is not subject to flood-related development controls.

Site Access

Council's Development Engineer requests additional information regarding the site access as detailed below.

- The submitted civil engineering plans depict that the driveway long-sections fail to comply 'The first 6m driveway into the property boundary shall not exceed 5% gradient going down.' in accordance with AS/NZS 2890.1:2004.

Geotechnical Investigation

A geotechnical report has been provided by Crozier Geotechnical Consultants with completed forms No. 1 and 1(a).

According to the geotechnical report, tanking of the basement is not compulsory. A pump-out system in the basement is sufficient.

Response to Submissions

Council has received submissions regarding the stormwater design and the impacts on the surrounding parking and traffic network.

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.