

Engineering Referral Response

Application Number:	DA2025/1428
Proposed Development:	Demolition works, construction of a dual occupancy (attached) including swimming pools and torrens title subdivision
Date:	21/11/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 37 DP 7236 , 21 Bassett 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

The proposal is for demolitions works, construction of a attached dual occupancy and Torrens Title Subdivision.

Stormwater

The proposed vehicle crossing profile creates a trapped low point at the boundary which has not been addressed by the stormwater plans.

Due to the existing boundary levels the proposed connections to the kerb do not appear to be feasible as there will be no fall from the boundary to the kerb.

Councils systems shows and existing Council pit within the road reserve at the frontage of the site. It is recommended that the site stormwater be discharged to the Council pit.

Amended stormwater plans are requested for further assessment.

Access

The proposal is for a shared crossing 3m wide to the boundary and widening to service both single garages. It is unclear if a second parking is proposed on the driveway. A right of carriageway will be required at the frontage of the site to ensure vehicles can access both properties. If parking is considered on the driveway, the grades must not exceed 5% and must be clear of the ROW.

Subdivision

A draft subdivision plans prepared by a registered surveyor shall be provided showing all ROW and

easements.

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.