

Engineering Referral Response

Application Number:	DA2025/0196
Proposed Development:	Construction of a secondary dwelling
Date:	15/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot G DP 396772 , 19 Waterview 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 proposed development is on a Low Level Property and is subject to the requirements of Section 5.5 and Appendix 4 of the Water Management for Development Policy. The proposed level spreader is supported, however on-site detention is also required for the whole roof area of the secondary dwelling to attenuate flows in accordance with the requirements of Appendix 4.

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.