

Engineering Referral Response

Application Number:	DA2025/0750
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	09/07/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 1 DP 20983 , 31 Cook Terrace 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 applicant is seeking approval for the partial demolition of the existing dwelling to facilitate proposed alterations and additions. The proposal includes a driveway with a gradient steeper than 1:4, which does not comply with *AS/NZS 2890.1:2004*.

To meet the maximum 1:4 grade requirement, the garage floor level would need to be lowered by approximately 750mm. Council generally does not support steep driveways unless the site is significantly constrained or classified as difficult, which is not the case for this development, as outlined in Section B6.2 – *Access and Parking* of the *Pittwater Development Control Plan (DCP)*.

The proposal to retain the existing garage level and convert the single garage into a double garage is not supported in this instance. The applicant should be requested to amend the driveway design to achieve compliance with both the relevant Australian Standard and Council's vehicular crossing requirements.

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.