

Engineering Referral Response

Application Number:	DA2019/1099
To:	Nick England
Land to be developed (Address):	Lot 35 DP 6195 , 37 Grandview Parade 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

Comments for Development Engineers:

1. No flood risk.
2. The site is not located within the Geotechnical Hazard Area.
3. It is a low level property. No OSD is required. Stormwater is to be disposed into the existing stormwater management system.

Development Engineers have assessed the application and cannot support it due to the following reason.

The proposed excavation depth is not quite clear. The excavation depth seems to be greater than 1.5m. The excavation depth shall be shown clearly on the plans if the excavation is less than 1.5m. If the excavation depth exceeds 1.5m, a geotechnical report shall be submitted to Council's Development Engineer for assessment prepared by a Geotechnical Engineer in accordance with Clause B8.1 Construction and Demolition - Excavation and Landfill of Pittwater DCP21.

Failure to comply with Clause B8.1 Construction and Demolition - Excavation and Landfill of Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.