

Engineering Referral Response

Application Number:	DA2024/0726
Proposed Development:	Alterations and additions to a dwelling house
Date:	17/06/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 28 DP 15762 , 150 Narrabeen Park 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

The proposed development is in Region 1. Vehicle crossing construction is not proposed. The proposed development site is very flat, but with a fall of around 500 mm to the rear, it is notionally a Low Level Property. The stormwater page of the Master plans indicates that the roof areas of the existing development drain to the street. It is also proposed to drain a part of the proposed roof area to the street. This is supported. The stormwater section of the Master plans however show the majority of the proposed roof areas draining to a rainwater tank at the rear of property. The plans do not show how overflow from the rainwater tank will be conveyed from the site. Amended stormwater management plans need to show all flows from roof areas and all other concentrated flows directed to the kerb or Section 5.5 of Councils Water Management for Development Policy for Low Level Properties will apply.

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.