

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1841
<b>Date:</b>	17/12/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 35 DP 25446 , 8 Coronation Street MONA VALE NSW 2103 Lot 34 DP 25446 , 7 Coronation 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

#### Stormwater

The stormwater plan proposing to discharge to the council system across Coronation Street is not satisfactory as there is no pipeline on the northern side in the location shown. The pipe connection across Coronation Street is not supported. The site discharge shall be connected to the Council system on the southern side of Coronation Street. This will require extending the council pipeline up to the subject site on the southern side. Details of the extension of the Council system shall be provided including conflicts with other services in the road reserve.

The OSD design is satisfactory subject to conditions.

#### Driveway Access

The proposed width and internal driveway gradients are satisfactory.

#### Footpath Access to Bus Stops

Traffic engineer has raised concerns regarding the footpath access to the bus stops which are to be resolved before Development Engineering can provide conditions.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Stormwater drainage for the development in accordance with clause B5.15 Stormwater*

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.