

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0531
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	25/05/2023
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 1 DP 200907 , 21 Crescent Road 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 50m<sup>2</sup> 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

#### 25/05/2023:

Development Application is for alterations and additions to the existing dwelling.

Proposal is for cutting rock bed for the proposed storage area under existing building, Geotech Report with risk analyses/recommendations and form 1 & 1a is required.

More information on levels of proposed parking at front is required. The Applicant is to ensure driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility.

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.