

Engineering Referral Response

Application Number:	DA2025/0449
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	05/05/2025
To:	Nick England
Land to be developed (Address):	Lot 17 DP 6195 , 28 Bassett 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

The proposed development is in Region 1. Vehicle crossing construction is proposed. A geotechnical report has been provided. The proposed development involves an increase in impervious area of over 50 sqm. Council flood mapping indicates that the site is not flood affected. On-site detention is therefore required in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Water Management for Development Policy.

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.