

Engineering Referral Response

Application Number:	DA2020/1289
Date:	08/12/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 9 DP 15762 , 11 Bruce 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 Disposal

The location of the dispersion trench at the rear boundary is not supported. The proposed dispersion system shall be designed in accordance with Council's Water management for Development Policy Appendix 4. The dispersion system should have a minimum 3m setback from the side or rear boundary, as well as from any on-site building or neighboring buildings. It is suggested that the level spreader be located downstream of the u-shaped stone wall adjacent to the proposed pool.

Driveway Access.

The proposed elevated driveway in the road reserve is not supported. The proposed driveway profile is inconsistent with the adjacent driveways in Bruce Street. The slab level at the boundary is significantly higher than the existing ground level which raises safety concerns for pedestrian and cannot be supported. It is recommended that a low level driveway profile be utilized similar to the adjacent driveways. The driveway profiles must be in accordance with one of Council's standard profiles. The road reserve adjoining the new crossing is to include maximum batters of 1 in 6 and the boundary levels to the adjacent properties in either side must match the existing levels.

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

- Stormwater Management in accordance with Council's Water Management for Development Policy
- Access and Parking in accordance with Clause B6.0 of Pittwater 21 DCP 2014.

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.