

Engineering Referral Response

Application Number:	DA2021/2435
Date:	25/02/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 18 DP 6195 , 40 Hillcrest Avenue 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

25/02/2022:

Application seeks approval for alterations and additions including

- Demolishing the existing driveway and construct new driveway by excavating to a depth of ~2.5m
- Extending existing cabana on the uphill side by excavating to a depth of ~1.4m
- Extend the existing house on the NE side
- Reduce the footprint of the existing pool and install a new spa. Construct a new deck over the footprint of the existing pool pavement.

Geotech

Geotechnical assessment by White Geotechnical Group Pty Ltd, Ref J3740, Dated 7th Dec 2021 is provided. As per the report an acceptable risk can be achieved for the proposed development.

Stormwater

Proposed stormwater concept plan by Housed Architects, dated 17/11/2021, have partial writing on it, which makes it unclear to understand.

Also a pit is shown (unclear if its existing or proposed) partially on public road reserve and partially within the site.

This pit to be totally within the site.

Access

Site is currently accessed via a concrete driveway.

Proposal is to demolish the existing driveway and construct a new driveway by excavating to a depth of ~2.5m, proposal also includes landscaping, retaining structures, access stairs with gate within public road reserve.

Proposed works within public road reserve require assessment/approval from Council's Road asset team.

No longitudinal section of proposed driveway is provided.

For Planner

Please seek comments from Council's Road Team for the proposed works within public road reserve.

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.