

Engineering Referral Response

Application Number:	DA2023/0646
Proposed Development:	Demolition works and construction of a dwelling house
Date:	17/01/2024
To:	Nick England
Land to be developed (Address):	Lot 1 DP 22672 , 121 Narrabeen Park Parade 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 site drains to the rear and proposes to discharge stormwater from the site using a level spreader. Given that this will not affect downstream properties, it is considered acceptable. The site is in a geotechnical hazard area and a geotechnical report has been provided. Vehicle crossing construction is proposed. The proposed vehicle crossing profile which has been amended from the original submission is not supported. The existing footpath on the property frontage falls to the road. The proposed vehicle crossing profile needs to be amended to Extra Low A4 3330/5 EL.

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.