

Engineering Referral Response

Application Number:	DA2018/1695
To:	Ashley Warnest
Land to be developed (Address):	Lot 3 DP 249245 , 73 Rednal 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 requires OSD and the concept plan is satisfactory subject to conditions. The site is flood affected and it is considered that Council's Flood Team must assess the submitted flood report to ensure the proposal will not impact upon the flood regime. The proposal requires excavation greater than 1.5 metres in depth and as such a geotechnical report is required for assessment. The proposed parking area meets the requirements of the DCP for the proposal.

Development Engineers cannot support the application due to insufficient information in accordance with Clause B8.1 of Pittwater 21 DCP 2014.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.