

## Engineering Referral Response

Application Number:	DA2019/0860
Date:	21/04/2020
To:	Alex Keller
Land to be developed (Address):	Lot 52 DP 881594 , 24 Darley Street East 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 50m<sup>2</sup> 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

#### Comments 21/4/20

**The development is not supported for the following reasons.**

**The driveway entry and vehicle crossing details are inconsistent. The maximum width of the vehicle crossing is to be 4m from the side boundary and the driveway extent is to be clearly shown on the site plan which also is to include the location of the passing bay . A passing bay on the front boundary will not be permitted .**

**Additionally any proposed boundary retaining walls to support the access driveway are to be detailed on the plan. The bin storage area doors cannot open onto the access driveway.**

The stormwater drainage concept plan which details the provision of On site stormwater detention is satisfactory.

However the architectural plans detail a vehicle passing bay on Councils footpath area which needs to be fully located within the development site.

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.