

Engineering Referral Response

Application Number:	DA2019/0691
To:	Adam Urbancic
Land to be developed (Address):	Lot 4 DP 16692 , 107 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

Comments for Development Engineers:

1. The site is located within the Geotechnical Hazard Area.
2. No OSD is required.
3. No flood risk.

Development Engineers have assessed the application and cannot support it due to the following reason.

The submitted geotechnical report is not satisfactory. The development site is located within Geotechnical Hazard Area. The geotechnical report must include GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER Form 1.

Failure to comply with Clause B3.1 Pittwater 21 DCP.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.