

Engineering Referral Response

Application Number:	DA2021/0409
Date:	13/05/2021
To:	Nick Keeler
Land to be developed (Address):	Lot 3 DP 531767 , 34 Turimetta 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 exceeds 50 square metres of impervious area and as such requires OSD. The proposed carport requires a section along the high side of the existing driveway into the hardstand area to demonstrate that the transition grades comply with AS/NZS2890.1:2004. The proposed pool excavation requires a Geotechnical report in accordance with Pittwater DCP.

Development Engineers cannot support the application due to insufficient information to address clause B5, B6 and B8 of Pittwater DCP.

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.