

Engineering Referral Response

Application Number:	DA2019/1072
To:	Renee Ezzy
Land to be developed (Address):	Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 Pittwater Road 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 stormwater drainage plans have been assessed and the the following information/amendments are require:

- 1) The proposed stormwater crossing of Pittwater Road/Road reserve is to be supported with a long section detailing the location of all services in relation to the pipe crossing.
- 2) The discharge line from the basement is to be connected directly to a Council pit as discharge to the kerb and gutter is not permitted . The discharge connection point is to be detailed on the stormwater drainage plan.
- 3) A review of the DRAINS model indicates that the High early discharge pit has been modeled incorrectly leading to a shortfall in the detention volume required.

The detention tank volume is accordingly to be increased from 32 cumecs to 38 cumecs .

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.