

Property and Commercial Development Referral Response

Application Number:	DA2025/0143
Proposed Development:	Demolition works and construction of a shop top housing development including basement car parking
Date:	08/05/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

Reasons for referral

This application seeks consent on land being adjoining or adjacent to any Council

Assets/Property/Facilities

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for the construction of a shop top housing development on the subject site, with vehicular access proposed via an existing opening in the Bungan Lane Carpark. There is an existing Right of Carriageway (ROW) over this opening, which will need to be widened to accommodate the additional traffic.

The proposal will need to be referred to Council's TCI unit in order to ascertain whether the proposed access through Council's Bungan Lane Carpark is acceptable. Should it be determined by TCI that vehicular access can be provided through the carpark and the existing ROW requires widening, the applicant will need to apply to Council's Property Team for an easement over Council land. Form ID 4125 - Easements over Land Application will need to be submitted, along with the applicable fee (as found in Council's current Fees & Charges booklet) for processing.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Referral Body Recommendation

Parks, Reserves and Foreshores Conditions:

Nil.