

Engineering Referral Response

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| Application Number: | DA2025/0143 |
| Proposed Development: | Demolition works and construction of a shop top housing development including basement car parking |
| Date: | 28/05/2025 |
| 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 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

21/03/2025:

Development Application is for the demolition of all existing structures and construction of a five storey shop-top comprising 36 apartments with 2 levels of basement parking.

Access

Vehicular access is proposed from existing Council carpark from Bungan Lane, Council's Traffic Team to comment on site access and internal parking.

Stormwater

Site falls towards Pittwater Road.
Proposal is for two OSD tanks.

- Proposal is also for OSD Tank 1 to discharge to kerb and gutter in Bungan Lane, which is not acceptable. Firstly because discharge to street gutter is only permitted if its via gravity. Secondly sub soil discharge from basement is not allowed to be discharged to street gutter. Subsoil to be discharged directly to Council pit/pipe.
- OSD Tank 2 discharges to pit in Pittwater Road, this pit is asset of Transport for NSW, comments from TfNSW are required.
- Development Engineering would also prefer to wait for further comments from Water NSW regarding basement tanking, refer Letter from Water NSW, Ref: IDAS1160460, Dated 18th March 2025, Internal Ref TRIM2025/194149.

Geotech

Site is not mapped on Geotech Hazard area. Excavations greater than 6m are proposed for the basement car parking. Preliminary Geotech Assessment by EI Australia, E26557.G01, Dated 25th Nov 2024 is provided. In accordance with Pittwater DCP Clause B8.1, a detailed geotechnical assessment with form 1 and 1a is required.

For Planner:

1) Pittwater is a State Road, under jurisdiction of Transport for New South Wales (TfNSW) and Bungan Avenue is a local road under care of Council. Deep excavations can have adverse impacts on Council and State Road assets, please consider to seek comments from TfNSW. A suitable condition can be applied for the Council Road.

2) Supplied site survey shows there are existing easements namely (D) and (E) : Right of Footway (0.455m wide). Seems like these easements are affected with proposed development.

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.