

Engineering Referral Response

Application Number:	DA2023/1428
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	18/10/2023
To:	Mark Milton
Land to be developed (Address):	Lot 11 DP 242690 , 14 Kristine Place 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 proposal is for alterations and additions to the existing dwelling including a secondary dwelling.

Stormwater

The proposed works are in adjacent to the the eastern boundary. and Council's records indicate that there is a Council drainage easement along the eastern boundary within the adjoining property. As the proposed works are in close proximity to the Council stormwater infrastructure the asset location will need to be confirmed to undertake an informed assessment on the proposed works. The applicant shall demonstrate compliance with Council's Water Management for Development Policy Clause 6.7.1.1. It is recommended that the applicant provides additional information to accurately locate, confirm dimensions including depth and plot Council's stormwater pipelines and associated infrastructure to scale on the DA plans. This should be carried out by a service locating contractor and registered surveyor. Evidence of methodology used for locating stormwater system should be provided. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>). Please note that concurrence from Council's Stormwater Engineering section will be required.

Access and Parking

The proposal involves demolition of the existing garage and providing a single garage within the footprint of the secondary dwelling and a hardstand area within the driveway as a second parking

space. The architectural plans note widening and regrading of the driveway at the existing levels. However the existing driveway grades do not comply with current standards for a parking space. The parking facility grades exceed a maximum of 5% in accordance with AS2890.1. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed carpark/garage and demonstrate compliance with AS2890.1.

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.