

Engineering Referral Response

Application Number:	DA2019/0773
To:	Megan Surtees
Land to be developed (Address):	Lot 46 DP 6195 , 1 Grandview Parade 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

Comments for Development Engineers:

1. Low Flood Risk. The site is unlikely to be impacted by overland flow.
2. It is a low level property.
3. The site is not located within the Geotechnical Hazard Area. No significant excavation is required.
4. An OSD is required as the impervious area increase is greater than 50 square meters. The proposed OSD volume seems to be sufficient.

Development Engineers have assessed the application and cannot approve it due to the following reason.

Failure to provide a geotechnical report. A Geotechnical report prepared by a qualified geotechnical engineer must be submitted to Council in support of the proposed absorption trench design on the stormwater management plan in accordance with Clause B5.10 in Pittwater DCP21.

Failure to comply with Clause B5.10 in Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.