

## Engineering Referral Response

<b>Application Number:</b>	Mod2024/0025
<b>Proposed Development:</b>	Modification of Development Consent DA2023/0422 granted for Alterations and additions to a dwelling house
<b>Date:</b>	19/02/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 113 DP 6937 , 91 Florida Road PALM BEACH NSW 2108

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 plans do not clearly indicate the method of stormwater disposal from the site. This however can be conditioned. The Roads Act approval has two parts - stormwater (development engineering) and waste collection (Road and Assets Section). The stormwater component can be removed however clarification is required on the intent of the following note: "DEMOLITION COLECTION AREA FOR STANDARD COUNCIL RECYCLABLE AND WASTE COLLECTION" upon which the Road and Assets component of the Roads Act condition is based.

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.