

## Engineering Referral Response

<b>Application Number:</b>	Mod2025/0041
<b>Proposed Development:</b>	Modification of Development Consent DA2023/0173 granted for Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	25/02/2025
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 170202 , 1126 Pittwater Road COLLAROY NSW 2097

### 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 Statement of Modification and associated documents have been reviewed. Development engineering raises no objections to the proposed modification subject to the removal of condition 8 of consent (Stormwater Disposal), the retention of all other engineering conditions of consent, and the inclusion of the following conditions:

The proposal is therefore supported.

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

### Recommended Engineering Conditions:

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Stormwater Disposal from Low Level Property**

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's

Water Management for Development Policy in particular Section 5.5 Stormwater Drainage from Low Level Properties. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with Northern Beaches Council's policy by an appropriately qualified Civil Engineer are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.