

Engineering Referral Response

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| Application Number: | DA2024/1383 |
| Proposed Development: | Construction of a secondary dwelling and inclinor |
| Date: | 13/03/2025 |
| To: | Anais Sarkissian |
| Land to be developed (Address): | Lot 140 DP 11552 , 20 Sunrise 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 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 proposed development is in Region 1. The submitted stormwater management plans have not addressed the requirement for on-site detention. On-site detention is required for the secondary dwelling proposed development in accordance with Table 7 of Section 9.3.1 of the Water for Management for Development Policy.

Engineering Comments 13.03.25

The revised stormwater management plans provide for water retention only. Please provide detention in accordance with Table 7 of Section 9.3.1 of the Water for Management for Development Policy.

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.