

Engineering Referral Response

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| Application Number: | DA2019/0847 |
| To: | Catriona Shirley |
| Land to be developed (Address): | Lot 12 DP 10167 , 5 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 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

Onsite Detention Tank:

The proposed Stormwater Concept Plan is unsatisfactory. The scale of development requires provision for OSD in accordance Pittwater DCP clause B5.7.

Access:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a traffic report to demonstrate that *site distance at proposed access driveway complies* with Pittwater DCP21 Section B6 and AS/NZS 2890.1:2004 Section 3.

The proposed application cannot be supported by Development Engineering due to insufficient information to address:

- *Parking facilities for the development in accordance with clause B6 Access and Parking*
- *Stormwater drainage for the development in accordance with clause B5 Stormwater*

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/0847

Recommended Engineering Conditions:

Nil.