

Engineering Referral Response

Application Number:	Mod2023/0146
Proposed Development:	Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool
Date:	07/06/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach 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 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

There are no objections to the modifications as listed in the Statement of Environmental Effects.

NB The owners have negotiated a downstream drainage easement within Councils reserve for the connection of the site stormwater drainage to an existing Council system. The easement is yet to be registered so the submitted amended stormwater drainage plans are not supported until the easement is created. Additionally condition 9 (DA 2019/1522) of the original consent will need to be deleted via an additional modification of the consent .

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:

Nil.