

Engineering Referral Response

Application Number:	Mod2025/0197
Proposed Development:	Modification of Development Consent DA2020/0335 granted for Construction of a new dwelling and swimming pool.
Date:	06/06/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 346 DP 16362 , 7 Rock Bath 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

6/06/2025

Council's Development Engineer raises no objection to this proposal subject to replacing Condition 10 (Stormwater overland flowpath) and Condition 27 Certification of Stormwater overland flowpath by the conditions attached at the end of this referral letter.

This proposal is for modification of DA2020/0335 for construction of a new dwelling.

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 Overland Flowpath

Engineering Plans in accordance with the report and engineering drawings prepared by Triaxial Consulting dated 26/06/2023 for the provision of a stormwater management system and flood protection measures to manage the overland flow through the site.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Stormwater Overland Flowpath

A suitably qualified Civil Engineer shall certify that the stormwater management system and flood protection measures to manage the overland flow through the site are completed and have been constructed in accordance with this consent and the approved Construction Certificate plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of drainage works with Council 's specification for engineering works.