

Engineering Referral Response

Application Number:	DA2023/0509
Proposed Development:	Alterations and additions to a dwelling house including a secondary dwelling, swimming pool and spa
Date:	13/05/2023
To:	Michael French
Land to be developed (Address):	Lot 2 DP 1009503 , 16 Gertrude Avenue NEWPORT NSW 2106

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 submission has not addressed the on-site detention requirements for the proposed development. Amended plans need to show the provision of on-site detention in accordance with Section 9.3.1 of the Northern Beaches Council *Water Management for Development Policy Version 2 26 February 2021*.

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.