

Engineering Referral Response

Application Number:	DA2025/0545
Proposed Development:	Demolition works and construction of a dwelling house
Date:	25/07/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 15 DP 14048 , 31 Ralston 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 submitted stormwater management plans have not satisfied the requirements of Section 5.5 of the Water Management for Development Policy.

The following information is required:

1. a request for a stormwater drainage easement needs to be sought from No. 74 and No. 76 Pacific Road.

Evidence of granting or refusal of easement needs to be provided using Appendix 2 of the Water Management for Development Policy.

2. The Policy requires that if a stormwater easement is refused, absorption needs to be investigated. The stormwater management plans

state that the development is on shallow rock. This is accepted as plausible, and thus absorption need not be investigated.

3. If the stormwater drainage easement is refused, the applicant is required to design an on-site detention system in accordance with Section 5.5

and Appendix 4 of the Policy. The OSD system needs to be designed to attenuate the 1% AEP post development flows back to the 20% State of

Nature event (100% pervious). All concentrated flows must be directed to a level spreader. Credit for retention storage is not provided

for Low Level Properties.

Engineering Comments 25.07.2025

1. It appears that the requirements as noted in Point 3 from the original development engineering referral have not been addressed - the applicant is required to design an on-site detention system in accordance with Section 5.5 and Appendix 4 of the Policy. The OSD system needs to be designed to attenuate the 1%

AEP post development flows back to the 20% State of Nature event (100% pervious). All concentrated flows must be directed to a level spreader. Credit for retention storage is not provided for Low Level Properties.

2. Please provide stormwater drainage easement refusal proof for 76 Pacific Road utilising the Appendix 2 Form from Council's Water 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.