

Engineering Referral Response

Application Number:	DA2024/0876
Proposed Development:	Construction of a swimming pool and associated works
Date:	05/09/2024
To:	Olivia Ramage
Land to be developed (Address):	Lot 388 DP 19651 , 32 Norma 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

5/09/2024

Council's Development Engineer cannot support this proposal due to the stormwater design.

The proposed development involves the construction of a swimming pool and the associated works.

Stormwater

The rear neighbour strongly objects to the proposal due to the minor impervious area increase and the existing stormwater runoff from the subject property. The rear neighbour agrees to grant a drainage easement.

Council's Development Engineer cannot support this proposal due to the stormwater design as detailed below.

- Despite that the proposed increase in impervious area is minor, based on the submission from the rear neighbour, it shall be demonstrated that the proposed additional impervious area will not cause an adverse impact on the downstream properties compared to the existing situation, in particular the details of how stormwater from the additional impervious area is managed

shall be submitted. Of note that the rear neighbour (296 WHALE BEACH ROAD) is willing to grant a drainage easement.

Geotechnical Investigation

A geotechnical report has been provided by White Geotechnical Group with completed forms 1 and 1(a).

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.