

Engineering Referral Response

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| Application Number: | Mod2024/0435 |
| Proposed Development: | Modification of Development Consent DA2020/0096 granted for Demolition of a dwelling house and construction of two dwelling houses |
| Date: | 04/09/2024 |
| To: | Anaiis Sarkissian |
| Land to be developed (Address): | Lot 4 DP 14048 , 26 Ralston Road PALM BEACH NSW 2108 Lot 5 DP 14048 , 26 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

A. As excavation in excess of 1.5 metres is proposed, the amended submission needs to provide a Geotechnical report in accordance with Section B8.1 Construction and Demolition - Excavation and the Geotechnical Risk Management Policy for Pittwater (Appendix 5) of the Pittwater DCP.

B. I have reviewed the Stormwater management plans by capital engineering consultants, project number SW19162 dated 26.07.2024.

The following amendments are required:

1. Drawing No. SWDP11.

- Label Section of OSD tanks on plan view.
- On OSD tank for Lot 4, the inlet pipe should be directed into the HED chamber.
- Check levels on Pit P5.
- Provide 150 mm overflow pipe for OSD on Lot 4.
- Amended plans need to address the potential of upstream overland sheet flow ingress into OSD tanks.
- The obvert level of the overflow pipe for OSD on Lot 4 is to be below the upstream pit grate levels.

(vii) Confirm whether OSD on Lot 5 is intended to act as a HED system as the inlet pipe is shown connected into the main storage and not the HED chamber.

2. Drawing No. SWDP13.

(i) On Section A show location of grate/ pit with IL100.05.

3. Drawing No. SWDP15.

(i) Provide 150mm overflow pipe.

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.