

## Engineering Referral Response

<b>Application Number:</b>	DA2022/2275
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool and garage
<b>Date:</b>	17/02/2023
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 8 DP 14630 , 103 Bynya 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 50m<sup>2</sup> 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

It appears that the depth of the excavation for the proposed development is more than 1.5m. The applicant needs to provide geotechnical risk management report as set out in Council's Geotechnical Risk Management Policy for Pittwater relating to the potential impact of excavation on Land Stability.

Site is falling to rear, an onsite stormwater detention tank (OSD) is proposed in conjunction with level spreader for the disposal of stormwater. Before this, the stormwater drainage for the site shall demonstrate compliance with council's "Water Management for Development Policy", particularly Stormwater Drainage from Low Level Properties Technical Specification section 5.5.

It has been noted in the provided stormwater plan that the applicant was unsuccessful in acquiring easement from downstream property. The evidence shall be submitted with the application. For sample letter refer to Appendix 2, Easement Letter of council's Water Management for Development Policy.

For the purpose of designing OSD, whole site area needs to be considered. The roof area draining to rainwater tank, OSD tank and bypass area needs to be clearly shown in the catchment plan.

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.