

Engineering Referral Response

Application Number:	DA2023/0342
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	09/06/2023
To:	Brittany Harrison
Land to be developed (Address):	Lot 289 DP 16362 , 12 - 14 Rock Bath Road PALM BEACH NSW 2108 Lot 290 DP 16362 , 12 - 14 Rock Bath 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 submission has not demonstrated compliance with Councils *Water Management for Development Policy Version 2 dated 26 February 2021* requirements for Low Level Properties. Section 5 of the WMfDP outlines the requirements for low level properties. Given that there are no downstream properties that can be impacted by the volume of concentrated stormwater runoff, the stormwater design needs to limit the potential for scour. Council will accept a level spreader design that appropriately minimises scour of the site. The applicant should refer to Appendix 4 of the WMfDP. Please note that parts b) & c) of Appendix 4 are not required.

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.