

Engineering Referral Response

Application Number:	DA2024/0876
Proposed Development:	Construction of a swimming pool and associated works
Date:	25/09/2024
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

25/09/2024

Council's Development Engineer raises no objection to this proposal subject to conditions.

It has been confirmed that the proposed deck adjacent to the pool will be of open nature and allow for stormwater to infiltrate into the ground, which has been conditioned. In addition, stormwater overflow from the proposed pool will be directed to the sewer system.

Based on the above, it is considered that the proposed development will not cause an adverse impact on the downstream neighbour from a stormwater perspective compared to the existing situation.

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 supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Disposal from Low Level Property

A stormwater design shall be prepared by an appropriately qualified Civil Engineer and generally in accordance with the stormwater plans prepared by Engineering Studio, Job Number 240341, C02.01, Rev A, dated 28/05/2024.

The stormwater design must demonstrate the follows.

- The deck adjacent to the pool shall be of an open nature and allow for stormwater to infiltrate into the ground.
- Pool to be suspended on piers over existing dispersal trench and the piers shall be located to avoid existing trench.

Details demonstrating compliance shall be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White Geotechnical Group, dated 27/06/2024 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with the Council approved stormwater design. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.