

Engineering Referral Response

Application Number:	DA2021/2364
Date:	22/02/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 17 DP 8595 , 121 Pacific 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

Applicant seeks approval to construct a new dwelling.

The geotechnical Engineer has certified that an acceptable risk is achievable. The proposed access is acceptable.

The property slopes to the rear properties. Stormwater plans provides for a detention drainage system with a dispersion drainage system (Level Spreader). Applicant's geotechnical reports recommends drainage to the road. Council's Water Management for Development Policy, in particular Stormwater Drainage from Low Level Properties clause 5.5.1.1. recommends various stages of assessment, which does not appear to have been considered. As a result the submitted stormwater management cannot be assessed.

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.