Engineering Referral Response

Application Number:	Mod2013/0079

To:	Kevin Short
Land to be developed (Address):	Lot 101 DP 1007178 762 - 770 Pittwater Road BROOKVALE NSW 2100

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 proposed modification to the approved development has been assessed and it is considered that the proposal is not consistent with the original approval. The original approval did not require the amendment of the existing Council drainage system that traverses the site or amendment to the existing on-site detention system (OSD).

In terms of the above, the submitted information is unsatisfactory and the proposed modification cannot be supported. The proposed amendment to the OSD tank is unclear in terms of the proposed amendment to the size of the detention tank, operation of the tank in terms of controlled discharge rate, means of discharge in terms of levels of the tank and connection to the outlet pipe. Revised calculations and detailed plans for the OSD system must be provided for assessment and approval.

In terms of the relocation of the existing Council pipe, Council's records indicate that the site is burdened by a 1200mm diameter stormwater pipe. In order for Council to consider the possible relocation of the line, the applicant must accurately locate, confirm dimensions and plot Council's stormwater pipelines and associated infrastructure to scale on the plans which show the proposed works. This should be carried out by a service locating contractor and registered surveyor. (The applicant will need to provide evidence of methodology used for locating). A plan outlining the indicative locations of Council's stormwater infrastructure is available from Warringah Council's website – Planning and Development – Applications (e services) – Planning - Planning maps – stormwater maps or follow the link below:
http://www.warringah.nsw.gov.au/ePlanning/pages/xc.plan/PlanningMapsEsri.aspx?cid=&a=&l=-1)

Once the pipe is located any design proposal for the relocation of the line is to be in accordance with Council's policy PAS-PL 130 Building Over or Adjacent to Constructed Drainage Systems and Easements. A hydraulic grade line analysis for the line will be required together with a design for the overland flow path. The current proposal shown cannot be supported as the design is considered to be hydraulically inefficient.

A review of the proposed access driveway grades off West St do not appear to comply with AS2890.1:2004. The ramp up from the lower level must achieve a maximum grade of 1 in 20 for a minimum of 6 metres prior to the boundary alignment. The ramp down from the upper level must have a maximum grade of 1 in 8 for the same distance.

Development Engineers cannot support the proposed modification as the proposal is not consistent with the original application and the level of information provided is insufficient.

Letter from Applicant dated 19 July 2013

The above letter has been reviewed and the above comments still apply. Development Engineers cannot provide conditions of approval for the modification application until the information for the Council pipeline that traverses the site has been provided and all relevant hydraulic design and details for the proposed relocation in accordance with Council's policy have been submitted for assessment. Also the summary sheet for the OSD system must be submitted for assessment.

Development Engineers cannot support the application for modification as the level of information is insufficient.

Referral Body Recommendation

No answer provided

Recommended Engineering Conditions:

Nil.