

Engineering Referral Response

Application Number:	DA2018/1774
To:	Phil Lane
Land to be developed (Address):	Lot 3 DP 238245 , 2 Jenna Close ALLAMBIE HEIGHTS 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

Reference is made to a pre-lodgement meeting notes for PLM2017/0047 (see trim 2017/230558) where no studio was proposed at the southeastern corner of the development site. As a result no flooding comments specifically with respect to the studio were issued by Council Development Engineers.

Development Engineers have reviewed the proposal and cannot support the proposal due to the following reasons.

1. The Drains Model used for hydrologic analysis in the flood report needs to be submitted to Council for assessment. Development Engineers are not in receipt of the above information to date and are not able to adequately assess the proposal.

2. There is insufficient information to demonstrate how it is proposed to adequately direct the overland flow from the Jenna Close along the southern side of the dwelling to the rear of the development site during the 1 in 100 year ARI storm.

Minimum information to be submitted include critical cross sections as nominated in the related attachment (see trim 2019/039149). These cross sections are to show existing and proposed ground surface levels, existing and proposed structures, boundaries, etc. The applicant is to adopt Council's standard 'Normal Low' driveway profile to achieve vehicle access to the proposed carport.

3. The proposed flood wall surrounding the front courtyard area does not appear to be adequate to protect the dwelling from stormwater inundation and may need to be re-designed (such as location, top of wall, etc) based on the information obtained in item 2 above.

4. New windows are proposed on the southern side of the building. The inverts of the windows should

be at least 0.5m above the 100 year flood level. In addition, all structures along the proposed post-development overland flow path should be waterproofed a minimum of 0.5m above the 100 year flood level.

5. Insufficient details are submitted to Development Engineers to demonstrate the proposed studio is adequately protected from overland flow inundation. No overland flow is permitted to pass over the proposed studio as there is a risk for overland flow to enter the studio that may cause damage to property and endanger lives. The studio may need to be re-designed to address the above concern. Proposed flood mitigation measures to protect the development must be documented in the flood report.

6. Insufficient information is submitted to Council's Development Engineers to demonstrate compliance with Northern Beaches Council's Water Management Policy PL850; in particular Section 6 - Building Over or Adjacent to Constructed Council Drainage Systems and Easements Technical Specification. In particular, the location and dimension of Council's stormwater pipeline is not shown on the plans.

This consists of accurately locating, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA 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).

Northern Beaches Council has public stormwater drainage maps online. Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers.
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

THIS INFORMATION IS PROVIDED UNDER THE FOLLOWING CONDITIONS:

The information shown on the stormwater drainage map is indicative only and outlines the approximate locations of Council-owned stormwater infrastructure according to Council's records.

- All structures are to be located clear of any Northern Beaches Council pipeline or easement. Footings of any structure adjacent to an easement or pipeline are to be designed in accordance with the above-mentioned policy. Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's policy are to be submitted.
- Should the applicant be proposing to relocate, upgrade or remove this infrastructure, details should be provided.

Not supported for approval due to lack of information to address:

- Council's stormwater pipeline clearance in accordance with Clause C6 of Warringah DCP.
- Flood protection in accordance with Clause C4 of Warringah DCP.

It is strongly recommended that the applicant's consulting engineer discusses the above matter with Council's Development Engineers prior to re-submission of any documentation.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.