

Engineering Referral Response

Application Number:	DA2018/1574
To:	Rebecca Englund
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

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

Comments 8/5/19

The amended Stormwater management by ADW Johnson (dated February 2019) has been reviewed and is still not satisfactory for the following reasons:

1. As required by Councils "On site detention technical specification" the minimum information which includes a detailed stormwater drainage plan detailed in section 3.1.3 has not been provided.
2.
 - The DRAINS model submitted is not satisfactory. No detailed information has been input into the DRAINS model for either of the proposed OSD basins. A detailed assessment of the OSD design cannot be undertaken. A preliminary assessment indicates that the proposed basin may need to be increased in size.
 - No detail has been provided of the proposed OSD basin for the northern catchment, including any levels or sections.
 - The Report states that existing stormwater infrastructure within St David Avenue does not have capacity to accommodate flows from the development. However, this is based on assumptions and not on surveyed information. No detail, calculations, or DRAINS model has been provided for assessment of the capacity check.
 - The Report states that OSD is proposed within the footprint of Building C to ensure that

existing stormwater infrastructure can accommodate flows from the development. However, no detail has been provided as to location, sizing, levels or sections. (see point 1 minimum information)

Amended Comment (following receipt of amended plans)

The amended Stormwater management by ADW Johnson (dated February 2019) has been reviewed and is still not satisfactory for the following reasons:

1. As required by Councils "On site detention technical specification" the minimum information which includes a detailed stormwater drainage plan detailed in section 3.1.3 has not been provided.
2. The DRAINS model is required to be submitted to Council to be run and reviewed so Council can verify all the input and output files and establish the correct OSD storage volume.
3. Downstream connection details to Councils stormwater drainage system need also to be provided together with a downstream network capacity check using DRAINS particularly for the St Davids drainage line which is connected into the Dee Why CBD network.

Original Comment

1. The proposal is not supported because On Site Stormwater Detention has not been provided and this requirement was communicated at the most recent pre lodgement a meeting . On-site Stormwater Detention in accordance with the Northern Beaches Council's Warringah "On-site Stormwater Detention Technical Specification" Drainage plans detailing the provision of On-site Stormwater Detention. The post development flows are to be limited to the state of nature condition i.e. 0% impervious for all storm events up to and including the 1 in 100 year ARI. The size and location of all proposed detention tanks are to be shown on the architectural and landscaping plans to ensure there is no conflict. All requirements of the Technical Specification for this type of development are to be addressed.
2. It is noted that the site is positioned over two separate catchments, Dee Why Lagoon North and Dee Why Lagoon, flows continue to discharge to their existing catchments. A capacity check of each downstream system that the site proposes to drain into is to be provided as part of the application.
3. The basement structures need to be tanked in accordance with the Sydney Coastal Councils "Groundwater management handbook- a guide for Local Government" A geotechnical report is to address this requirement.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.