

## Engineering Referral Response

<b>Application Number:</b>	DA2019/0411
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 229795 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 365898 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 918786 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 13 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 14 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 15 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 17 DP 3674 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 208793 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot B DP 311452 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 947905 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p>

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### Council Stormwater Assets:

Council's records indicate that the subject property in the location of the proposed development may be/is burdened by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Water Management Policy Section 6 and Council's Building Over or Adjacent to Constructed Drainage Systems and Easements Technical Specification. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans in accordance with Section 8.1 of this Specification. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>).

Compliance shall be demonstrated with Section 6.1.2 of this Specification, regarding the design of footings of any buildings, structures or any retaining walls located adjacent Council's stormwater infrastructure.

#### Overland Flow:

The north-eastern boundary of the property is shown on Council's best available flood mapping as affected by overland flow flooding. Any future submission shall provide an overland flow flood report to assess the impact of the development with respect to local overland flows. The report shall be prepared by a suitably qualified engineer in accordance with Council's Stormwater Management Policy Section 9.3 and shall include, but not be limited to, an address of the following:

- The site survey and all levels shall be provided to Australian Height Datum (AHD).
- Catchment plan highlighting the full upstream catchment(s).
- A detailed analysis for any overland flow paths in both pre-development and post-development conditions, considering the 1% AEP storm.
- Consideration is to be given to the capacity of existing Council drainage infrastructure with appropriate blockage factors.
- Submission of plans clearly indicating pre-development and post-development flow path extents for the 1% AEP storm.
- Any relevant supporting longitudinal and cross-sectional information at appropriate intervals, including at the upstream and downstream property boundaries.
- Provision of any stormwater models (DRAINS, HEC-RAS) used in assessment, and relevant supporting input and output information.
- Demonstration of compliance with flood related development controls, in particular Warringah LEP 2011 Section 6.3 and DCP 2011 Section E11.
- Demonstration that there is no adverse impact to adjoining properties in relation to flood level, velocities and extents.
- Where conflicts occur between existing overland flow paths and the proposed development, detail shall be provided of any proposed flood mitigation measures.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Overland flows for the development in accordance with clause C4 Stormwater.
- Council's stormwater assets for the development in accordance with clause C6 Building Over or

Adjacent to Constructed Council Drainage Easements.

**Referral Body Recommendation**

Recommended for refusal

**Refusal comments**

**Recommended Engineering Conditions:**

Nil.