

Engineering Referral Response

Application Number:	DA2019/0505
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 4 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 9900 , 874 Pittwater 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

Stormwater:

The proposed Stormwater Concept Plan is unsatisfactory. The proposed point of stormwater discharge is to Council's road drainage in Oaks Avenue. Stormwater infrastructure within Oaks Avenue has been constructed by Council, and is inconsistent with the provided information and proposed discharge point as shown on the Stormwater Concept Plan. The Applicant shall provide updated survey information (as detailed below) of the stormwater infrastructure and an updated Stormwater Concept proposal as part of any future submission.

The provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Warringah OSD Technical Specification. In particular, Council will not approve detention systems directly under habitable floors, and in this regard the proposed location of the OSD basin is not supported.

Insufficient information has been provided to demonstrate compliance with Council's OSD Technical Specification. The minimum information required to be submitted is detailed in Section 3.3, including the provision of DRAINS model. It shall be demonstrated that the permissible site discharge is restricted to the "state of nature" (0% impervious) condition for all storm durations for the 5-year, 20-year and 100-year ARI storm event. The longsection of the proposed connection to Council's road drainage line shall be supported by a HGL analysis.

Council's Stormwater Infrastructure:

Council's records indicate that the subject property may be/is burdened by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Warringah 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>).

Access:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section at both edges of the proposed access driveway, with relevant gradients, across the road reserve to the proposed carpark and demonstrate compliance with AS2890.

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

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
- Stormwater drainage 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.