

Engineering Referral Response

Application Number:	DA2018/1574
To:	Adam Mitchell
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

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.

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Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2018/1574

Recommended Engineering Conditions:

Nil.