

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1743
<b>Date:</b>	21/07/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

### 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

#### Supported with Conditions

The submitted stormwater management plan proposes a combined rainwater and on-site stormwater detention (OSD) tank for the site. A review of the plans indicates that both roof water and surface water is collected and connected to the rainwater tank which is not permitted. In this regard, only roof water is to be connected to the rainwater tank with the overflow connected to the OSD tank. The 'Drains' model must be submitted for the revised design and a long section for the piped connection to the Council drainage pipe in Lantana Ave. All existing services must be shown on the long section to ensure the pipe connection has adequate clearance.

The access report and drawings propose a pedestrian crossing adjacent to the site to enable pedestrians to access the bus stop on the northern side of Lantana Ave. It is considered that this proposal be assessed by Council's Traffic Engineers. It may be necessary for a footpath to be constructed on the southern side of Lantana Ave to access this bus stop and the bus stops in Veterans Parade as per the requirement in the submitted access report.

The internal vehicular access, grade, driveway crossing width and pedestrian crossing within the site are to be assessed by Council's Traffic Engineers.

Development Engineers cannot support the proposal due to insufficient information to address clause C4 of Warringah DCP.

#### Amended plans and information submitted 18/6/21 and 30/6/21

The submitted 'Drains' file has been reviewed and is satisfactory. The revised drainage design has located the OSD tank under habitable floors which is unacceptable and cannot be supported. The volume of the OSD tank has been reduced by the rainwater re-use tank volume provided for 'Basix' which is not permitted for this type of development. The OSD volume must be increased to the site storage requirement of 63 cubic metres.

It is noted that a footpath is required on the southern side of Veterans Pde as per Council's Traffic Engineer's comments. This issue can be conditioned together with the vehicle crossing once comments are received from Council's Traffic Engineer.

Development Engineers cannot support the application due to insufficient information to address stormwater in accordance with Clause C4 of Warringah DCP.

#### **Amended plans and information submitted 12/7/2021**

The proposed OSD has been relocated outside any habitable floor. However, it is unclear how the connection between OSD storage tank, High early discharge pit, SF tank and rainwater tank. When the connection is unclear, the functions of the high early discharge pit and SF tank are in question. The overflow from the OSD tank may flow into the SF tank which may affect the functionality of the SF tank.

Some sections of these tanks and pipe connections shall be provided to demonstrate the function of these tanks.

As such, Development Engineers cannot support the application due to insufficient information to address stormwater in accordance with Clause C4 of Warringah DCP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

#### **Recommended Engineering Conditions:**

Nil.