

Engineering Referral Response

Application Number:	Mod2016/0230
To:	Phil Lane
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100

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

Development Engineers have reviewed the proposed modification and cannot support the proposal due to the following reasons:

1.The applicant proposes to modify conditions 53, 54, 58 and 60, requiring the issue of an interim Occupation Certificate upon Council receiving the legal documents. This is not acceptable as Council would not be able to ensure compliance with the works prior to a issue of an interim Occupation Certificate. Council may accept the modification of these conditions to read 'shall be submitted to Council and authorized by Council prior to issue of the relevant interim Occupation Certificate, instead of 'shall be submitted to Council for authorization prior to the issue of the relevant Occupation Certificate.

2.Insufficient details to justify the reduction of the 1 in 100 year ARI flood level (from RL 10.57m to RL 10.08m) due west of the Woolworths loading dock, given the proposed triple 600mm diameter pipes are replaced with twin 675mm diameter pipes. As a result of the new flood report, flood mitigation measures omitted from drawing W4548-311, revision C will not provide the required freeboard to the flood-effected buildings. This is not acceptable to Council.

3.The hydraulics consultant is to verify and confirm the dimensions of the high capacity grated inlet on drawing W4548-312 as there appears to be conflict with respect to the opening width of this grate (2.0m vs 2.6m).

4.It is unclear if the temporary 1350mm diameter connection between the new Green Street culverts and existing culvert at the southern end of Green Street on drawing W4548-313 revision J is modeled in XPSWMM. The hydraulics consultant is to confirm whether this is the case or not.

NORTHERN BEACHES COUNCIL

5.The new Green Street culverts are constructed to extend towards the Bing Lee building and appear to intersect the existing 1350mm diameter pipe located along the eastern kerbline in Green Street. Insufficient details to document where this 1350mm diameter pipe is connecting to the new culverts. In this regard the long section on drawing W4548-320, revision D and plan on drawing W4548-313, revision J must be amended to show the position of the 1350mm diameter pipe.

6.Engineering long section of the proposed twin 675mm diameter pipeline cannot be found on drawing W4548-320 revision D. This long section is to be shown on the drawing for clarity. Any existing stormwater pipelines intersecting the above pipeline in the horizontal/plan view must be clearly documented.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater of the DCP

Referral Body Recommendation

No answer provided

Refusal comments

Recommended Engineering Conditions:

Nil.