

Engineering Referral Response

Application Number:	DA2020/1588
Date:	11/02/2021
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 241941 , 30 Churchill Crescent ALLAMBIE HEIGHTS 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

The subject site is burdened by a Council drainage easement and pipeline which may be impacted as part of the proposed works. In this regard, the applicant is required to demonstrate compliance with Council's Water Management Policy Clause 6.1. This consists of accurately locating, confirming dimensions and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans which show the proposed works. This should be carried out by a service locating contractor and registered surveyor. (The applicant will need to provide evidence of the methodology used for locating). A plan outlining the indicative locations of Council's stormwater infrastructure is available from Council's website. Northern Beaches Council has public stormwater drainage maps online. Please follow the relevant link below and select the 'Stormwater' map from the 'No Overlay Map' drop down menu. You can then search by address and use the zoom functionality to see pipe diameters and asset id numbers.

<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

The subject site may be affected by overland flow. In this regard the applicant is to submit a hydraulic report and model like HEC-RAS showing the 1% AEP stormwater flow over the subject site, prepared by a Chartered Professional Civil Engineer of Engineers Australia. All calculations are to be carried out in accordance with the guidelines provided in "Australian Rainfall and Run Off", a publication of the Institution of Engineers, Australia. All levels are to be shown in Australian Height Datum (AHD). It is to be noted that no development is permitted over Council's drainage system which includes the established 1 in 100 ARI storm water overland flow path for the subject site. The flood study must be taken upstream and downstream beyond the subject site (at least 15-20 metres from the common boundaries affected by the overland flow and including the street frontage of Churchill Crescent). The 1% AEP flood flow level must be established in AHD for the proposed future floor levels of the

extension which shall be a minimum of 500 mm above the 100 year flood level. This is to ensure that the proposed future alterations are protected in major storm events. Any overland flow mitigation measures to protect the proposed extensions from stormwater inundation must not exacerbate flooding for adjoining properties by diverting more flows to adjoining properties.

Development Engineers cannot support the application due to insufficient information to assess Clause C6 of Warringah DCP.

Additional Information Received on 1/02/2021

The overland flood report has been reviewed. Based on the recommendation provided in the report by NB Consulting Engineers the entry landing on the northern boundary is to be 100mm above natural ground level to prevent flows entering the site at this location. The architectural plans shall be amended to reflect the recommendations specified in the Overland Flood Report by NB consulting Engineers.

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.