

Engineering Referral Response

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| Application Number: | DA2020/0923 |
| Date: | 13/10/2020 |
| To: | Nick England |
| Land to be developed (Address): | Lot 13 DP 23390 , 11 Ferguson Street FORESTVILLE NSW 2087 |

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

Comments 13/10/2020

The applicant has not provided a CCTV review/location survey of Council's pipeline which may impact the proposed secondary dwelling proposal as requested previously.

Additionally a stormwater overland flow study has not been provided to determine if the proposed development is impacted by overland flow.

The application can therefore not be supported.

Council's Stormwater Assets:

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>). Compliance shall be demonstrated with Section 6.1.2 of this Specification, regarding the design of footings of any buildings, structures or any retaining walls located adjacent Council's stormwater infrastructure. A concept cross-sectional plan shall be provided.

Overland Flow:

The property is shown on Council's best available flood mapping as affected by overland flow flooding. Any future submission shall provide an overland flow flood report to assess the impact of the development with respect to local overland flows. The report shall be prepared by a suitably qualified engineer in accordance with Council's Warringah Water Management Policy Section 9.3 and shall include, but not be limited to, an address of the following:

The site survey and all levels shall be provided to Australian Height Datum (AHD).

Catchment plan highlighting the full upstream catchment(s).

A detailed analysis for any overland flow paths in both pre-development and post-development conditions, considering the 1% AEP storm.

Consideration is to be given to the capacity of existing Council drainage infrastructure with appropriate blockage factors.

Submission of plans clearly indicating pre-development and post-development flow path extents for the 1% AEP storm.

Any relevant supporting longitudinal and cross-sectional information at appropriate intervals, including at the upstream and downstream property boundaries.

Provision of any stormwater models (DRAINS, HEC-RAS) used in assessment, and relevant supporting input and output information.

Demonstration of compliance with flood related development controls, in particular Warringah LEP 2011 Section 6.3 and DCP 2011 Section E11.

Demonstration that there is no adverse impact to adjoining properties and the road reserve in relation to flood level, velocities and extents.\

The 100 year ARI flood level must be established in AHD for the proposed future floor levels which shall be a minimum of 500 mm above the 100 year flood level. This is to ensure that the proposed future dwellings are protected in major storm events.

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

Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.
The proposal is therefore unsupported.

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

Recommended Engineering Conditions:

Nil.