

Engineering Referral Response

Application Number:	DA2019/0528
To:	Rhiannon McLardy
Land to be developed (Address):	Lot 1 DP 853565 , 11 Patanga Road FRENCHS FOREST NSW 2086

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

Note to Planner:

There appears to be an inconsistency in the submitted information, as the proposed carport is not mentioned in the Statement of Environmental Effects. The following assessment notes relate to the proposed carport.

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 or structures located adjacent Council's stormwater infrastructure. In particular, concern is raised over the impact of the proposed carport. 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 in the vicinity of Council's pipeline. Structures are generally not permitted within overland flow paths. The Applicant shall investigate the relocation of the carport with consideration of any overland flow paths.

Insufficient information has been provided to address the impact of overland flow flooding. Any future submission for a carport in the vicinity of Council's stormwater infrastructure shall be supported by a Overland Flow Flood Study to demonstrate compliance with Council's Warringah Water Management Policy Section 9.3, and flood related development controls, in particular Warringah LEP 2011 Section 6.3 and DCP 2011 Section E11. It shall be demonstrated that there is no adverse impact to adjoining properties and the road reserve in relation to flood extents, levels, velocities and hazards.

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

- Overland flows for the development in accordance with clause C4 Stormwater.
- Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.