

Engineering Referral Response

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| Application Number: | DA2019/1101 |
| To: | Julie Edwards |
| Land to be developed (Address): | Lot 102 DP 1185102 , 10 Painters Parade DEE WHY NSW 2099 |

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

Council's Stormwater Assets:

Council's records indicate that the subject property 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>).

Please note that concurrence from Council's Stormwater Engineering section will be required.

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.

Additional Information received on 18/12/2019

The proposed application cannot be supported by Development Engineering due to the following reasons:

1. Council's Stormwater Asset:

Accurate location and dimensions including depth and plot to scale Council's stormwater pipelines have not been shown on the updated survey plan. In addition, evidence of methodology used for locating stormwater system should be provided. If the applicant proposes to use a CCTV pipeline survey to confirm the location of the pipeline, it is recommended that the survey is carried out in accordance with Council's guideline.

2. OSD amendment:

The proposed Stormwater Concept Plan is unsatisfactory. The provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Warringah OSD Technical Specification. In particular Section 2.8, the proposed hydraulic design has not been supported for an outlet affected by tailwater conditions. The invert level of the orifice is lower than the surface level at the point of connection into the existing Council's drainage pipeline. Full hydraulic calculations shall be required in conjunction with a detailed engineering longsection.

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.