

## Engineering Referral Response

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| <b>Application Number:</b>             | DA2019/0239  |
| <b>To:</b>                             | Daniel Milliken  |
| <b>Land to be developed (Address):</b> | Lot 1 DP 1001963 , 638 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 50m<sup>2</sup> 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 may be/is burdened by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Water Management Policy Section 6 and Council's 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.

It is noted that this advice was provided at Pre-Lodgement Meeting (PLM2018/0051).

#### Stormwater:

Insufficient information has been provided to demonstrate compliance with Council's Water Management Policy Section 9.1, and Council's Onsite Stormwater Detention (OSD) Technical Specification. The minimum information required to be submitted is detailed in Section 3.3, including the provision of DRAINS model.

Carparking, Access & Manoeuvrability:

Insufficient information has been provided with regard to the proposed access driveway. The Applicant shall provide a long-section of the access driveway to the proposed carpark and demonstrate compliance with AS2890. The driveway shall incorporate one of Council's standard vehicle crossing profiles.

The SEE states that a Traffic Impact Assessment has been submitted. This was unable to be located within TRIM for assessment.

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

- Vehicle access for the development in accordance with clause C2 Traffic, Access and Safety.
- Stormwater drainage 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.

Additional information submitted on 12. November 2019

The Applicant has submitted a cross-section "A" on plan A8256 SW04/C, as required initially concerning compliance with Council's Building Over or Adjacent to Constructed Drainage Systems. It is noted that the proposed construction, line of the basement, has only a 185 mm gap between the outer edge of box gutter. The Applicant is advised to revise the proposal to comply with Council's Water Management Policy Section 6 and Council's Building Over or Adjacent to Constructed Drainage Systems and Easements Technical Specification.

As the Applicant has been advised at the Pre-Lodgement Meeting (PLM2018/0051) and after the first engineering review in relation to compliance with Section 6.1.2 of this Specification (and the design of footings of any buildings, structures or any retaining walls located adjacent to Council's stormwater infrastructure), it shall be concluded that the application would have to be refused until a complying design is provided.

A DRAINS modeling was requested previously, however it has not been provided with the latest set of the stormwater design, and it remains an outstanding item.

A long section is provided only for the proposed vehicular access from the Charlton Lane but not for the vehicle access from Orchard Road.

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**Referral Body Recommendation**

Recommended for refusal

**Refusal comments**

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

1. Vehicle access for the development in accordance with AS2890.1- Access and Safety (including splay corners).
2. Stormwater drainage for the development in accordance with clause C4 Stormwater (DRAINS modeling).
3. Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements.

**Recommended Engineering Conditions:**

Nil.