

Engineering Referral Response

Application Number:	DA2020/0112
Date:	02/04/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 23583 , 602 Warringah Road 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

Development engineering comments 2/4/2020

The Overland Flow study prepared by J&F Designs dated 16 December has been reviewed and the following further information/clarifications are required:

- 1) The applicant is to submit the DRAINS model to council for review.
- 2) The design consultant is to confirm whether the required inlet blockage factors have been applied to the drains model as per the requirement of Council's Auspec One design document. They are 50% for sag pits and 25% for on grade pits.

Previous comments

The proposed display home and carparking area is not supported for the following reasons:

1. A overland flow study is required to determine the 1 in 100 year ARI water level in the easement/ council pipeline adjacent to the development site. Furthermore, the study is to consider the potential flooding of the site from Warringah Road stormwater drainage system. The site is adjacent to a inlet pit in Warringah road that carries a substantial amount of upstream stormwater. Cross sections detailing the 1 in 100 year ARI water surface level are to be provided at appropriate intervals.

Water surface profiles are to be detailed for the existing and proposed conditions for the development site as well as both upstream and downstream of the development site. DRAINS and Hec-Ras computer program is preferred for this application.

The proposed development must comply with all requirements of Council's Section 9.3, Overland Flow of Council's PL 850 Water : Water Management Policy. Runoff from the developed site must not cause a detrimental effect on any property.

2) The location of the vehicle crossing/driveway is to be amended to be clear of the telstra pit. The service provider will not accept vehicles driving over the pit .

3) Any proposed amended crossing/driveway location is to be submitted to the RMS for concurrence as they are the roads authority.

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.