

Engineering Referral Response

Application Number:	DA2019/0936
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

Note to Planner

Warringah road is a RMS road. Please refer to Road and Maritime services for comments regarding proposed development.

Overland Flow:

Insufficient information has been provided to address the impact of overland flow flooding. Any future submission shall provide a revised 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 and shall include the followings:

1. Hydrological study to determine the upstream catchment flows that impact the property for the 1% AEP storm. In addition, A DRAINS model of the upstream catchment is to be submitted to Council.
2. Consideration is to be given to the capacity of existing Council drainage infrastructure in Warringah road with appropriate blockage factors.
3. The HEC RAS hydraulics program is to be used to determine the existing overland flow top water levels within the property and design a safe overland flow route through the site which ensures the finish floor level of proposed development have a minimum 500mm Freeboard above the 100 year water surface level.
4. Assumptions adopted in the determination of the overland flow water surface level are to be in accordance with Australian Rainfall and Runoff 2019.

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

6. Supporting longitudinal and cross-sectional information at appropriate intervals, including at the upstream and downstream property boundaries.

7. Demonstration of compliance with flood related development controls, in particular Warringah LEP 2011 Section 6.3, DCP 2011 Section E11 and Warringah Water Management Policy PL850.

8. Recommended overland flow mitigation measures that addresses protection of the proposed development site.

9. The recommended overland flow mitigation measures must not exacerbate the existing overland flow regime for the development site and adjoining properties.

Council's stormwater infrastructure:

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. All structures are to be located clear of Council's pipeline and easement. 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. In addition, the proposed carpark may need to be relocated.

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:

- 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.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.