

## Engineering Referral Response

Application Number:	DA2019/0817
To:	Nick England
Land to be developed (Address):	Lot 10 DP 31708 , 7 Wentworth Place BELROSE NSW 2085

### 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

The proposed development is for a new dwelling house . Proposed stormwater concept plan is acceptable. However, stormwater pipe outlet must be connected directly to the existing council stormwater pit. The Applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for the approval, and can be conditioned for the approval,

#### **Council's Stormwater Infrastructure:**

Council's records indicate that the proposed dwelling may be affected 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.

#### **Overland Flow :**

A hydraulic study with HEC RAS Model demonstrating that the 1 in 100 year stormwater overland flow for the pre-development and post development overland flow is to be established for the subject site and adjoining properties. The consultant must clearly demonstrate that the proposed development doesn't exacerbate existing flooding conditions to the adjoining properties and within the subject site. The proposed finished floor level must be 500mm above the established 1 in 100 year overland flood

level.

As a result, the proposed application cannot be supported by Development Engineering due to insufficient 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.