

Engineering Referral Response

Application Number:	DA2018/1667
To:	Lashta Haidari
Land to be developed (Address):	Lot 2615 DP 752038 , 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

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

Overland Flow Flooding:

The property is shown on Council's best available flood mapping as affected by overland flow flooding. Any future submission shall provide an 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 in accordance with Council's Stormwater Management Policy Section 9.3 and shall include, but not be limited to, an address of the following:

- Catchment plan highlighting the full upstream catchment(s).
- A detailed analysis for any overland flow paths in both pre-development and post-development conditions, considering the 1% AEP and PMF storm.
- Consideration is to be given to the capacity of the existing Council drainage infrastructure.
- Submission of plans clearly indicating pre-development and post-development flow path extents for both the 1% AEP and PMF storm.
- Any relevant supporting longitudinal and cross-sectional information at appropriate intervals.
- Provision of any stormwater models (DRAINS, HEC-RAS) used in assessment, and relevant supporting input and output information.
- Demonstration of compliance with flood related development controls, in particular Warringah LEP 2011 Section 6.3 and DCP 2011 Section E11.
- The site is considered to be within both the Medium and Low Flood Risk Precincts with regard to Prescriptive Controls of WDCP E11 Section 1.2 (a).
- The Land Use Group of the proposed is classified as "Vulnerable Uses" in accordance with WDCP E11 Table 1. As such, a Flood Risk Assessment Report shall be provided and the PMF storm considered.

- It is considered there may be conflicts with existing overland flow paths and the proposed development. As such, flood mitigation measures may be required.
- The submitted bulk earthworks plan does not address the area of the proposed Pool Building.
- The landscape plans propose works to be undertaken within the existing drainage channel running along the northern boundary and through the site. These works have not been considered with respect to impact on overland flows.

Stormwater:

The provided Stormwater Concept Plan is not satisfactory. Any future submission shall include, but not be limited to, an address of the following:

- A proposed finished level contour plan shall be provided clearly indicating the direction of stormwater runoff and any developed areas that bypass the OSD system.
- The proposed below ground OSD tank beneath the Pool Building is not supported. Council's OSD Technical Specification Section 4.7 shall be addressed with respect to OSD access/location, floor levels and safe overflow routes.

Carparking, Access and Maneuverability:

It is recommended that the development application be referred to Council's Traffic Engineers for further assessment, particularly with respect to the submitted traffic report, including proposed intersection signage and linemarking at Martin Luther Lane and Martin Luther Place and any associated approval of the Local Traffic Committee. The RFS should be consulted for advice relating to the emergency access road.

The proposed application is unsatisfactory and cannot be supported by Development Engineers.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.