

## Engineering Referral Response

<b>Application Number:</b>	DA2019/0843
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 206629 , 45 Oxford Falls Road BEACON HILL 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

Comments for Development Engineers:

1. Council's Extra High Profile is recommended for the new vehicle crossing.
2. The overland flow report seems to be satisfactory.

Development Engineers have assessed the application and cannot support it due to the following reasons.

1. Failure to provide details in regards to Council's stormwater pipeline. Council's records indicate that the proposed development is adjacent to Council's 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/congis/index.html>).

2. Failure to provide Stormwater Management Plan. As the existing impervious area in proposed Lot 1 exceeds 40 percent of the total lot area, an OSD system for the proposed Lot 1 shall be designed in accordance with Warringah On Site Stormwater Detention (OSD) Technical Specification and shown on the Stormwater Management Plan. The Stormwater Management Plan shall show how stormwater from proposed Lot 1 is disposed of to Oxford Falls Road via the proposed stormwater easement.

3. Subdivision plan shall show the indicative location of any easement for utilities services for proposed Lot 1. Revised subdivision plan shall be submitted to Council for assessment.

4. On the Development Application Form, the description of work stated proposed demolition of a portion of the existing carport (proposed Lot 1), which is not shown on the DA plans. Clarification is required to be submitted to Council in regards to the scope of the works.

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

- Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements of Warringah DCP 2011
- OSD system design in accordance with Clause C1 Subdivision of Warringah DCP 2011.

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Engineering Conditions:**

Nil.