

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0053
<b>Date:</b>	08/06/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	<p>Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102</p>

### 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

The application for the community title 2 stage subdivision was reviewed and cannot be supported for the following reasons:

- 1) The DRAINS model has been reviewed and is generally acceptable however the design engineers certification is to be provided that the model has been prepared in accordance with the Warriewood Valley Water Management Plan and Australian Rainfall and Runoff 2019. Certification is to be prepared by a RPENG or NER qualified Civil Engineer accordingly.
- 2) The design engineer is also to review the 5% AEP storm for the OSD tank 2 catchment as the predeveloped flows appear to exceed the post development flows.
- 3) It is also noted that the previous Section 138A roads act application previously approved by council (S138A 2021/0007) for the Stage One Dove Lane Roads and drainage system provided a comprehensive upstream catchment DRAINS model . All upstream and site flows up to the 1 % AEP storm event plus climate change are contained within the proposed Dove Lane pit and pipe/road drainage system and downstream 1500mm RCP pipe which will be connected to Fern creek.
- 4) The applicant is also to provide a draft community management statement that contains by laws referencing the maintenance of all community facilities including the Water quality and quantity devices including OSD tanks, swales, filter cartridges etc. A separate operations maintenance manual is to be prepared by the design engineer for all the the water quality and quantity stormwater treatment devices/ OSD tanks. It is noted that the current paragraph in the stormwater management report references

Council as having maintenance responsibility.

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.