

Engineering Referral Response

Application Number:	DA2021/1478
Date:	01/11/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

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 proposed 21Lot residential is not supported for the following reasons:

1)**Road and verge geometry** . Non compliance with the stipulated access road , verge and footpath widths as detailed in the Warriewood Roads Masterplan dated June 2018 .

The required road ,verge and footpath widths and as advised in the previous Pre Lodgement meeting are as follows:

-Proposed internal road.

Minimum road width (kerb to kerb) required is 7.5m , Varying road widths are not acceptable and is poor road design practice.

The minimum verge widths are to be 2.5m and feature a 1.5m width concrete footpath at the back of the kerb which allows for street planting in the turfed area.

If the road is to be a private road then the kerb returns into Lorikeet Grove and Warriewood Road are to be deleted and replaced with paved entry thresholds featuring wide laybacks.

-Lorikeet Grove

Road width to be 7.5m with 4.2m verges both sides to match up with the existing north Lorikeet Road formation and the recently approved 53B Pheasant lane subdivision.

Warriewood Road

A 2.5m wide shared pedestrian pathway is to be provided on warriewood road to match the alignment of the existing adjoining western 2.5m wide footpath.

2) Stormwater management

The applicant is to submit a stormwater management report which details the design process and calculations to support the the above ground stormwater detention basin design as required by the Warriewood Valley Water Management Specification 2001.

The design engineer is to submit the DRAINS model and stormwater management report for councils review, noting the model is to be prepared in accordance with ARR2019 using AEP events/methodology , NB 2007 ARI rainfall intensity values will not be accepted in the rainfall data.

3) Specifications and design pollutant details are to be submitted for the GPT . The GPT type is to be detailed on the plans accordingly. A maintenance and operation manual in regard to the GPT and BIO Retention/detention basin operation is to be submitted for review.

4) The applicant is to prepare a draft community management statement for Councils review and is to feature appropriate by laws /reference to a the

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.