

## Engineering Referral Response

<b>Application Number:</b>	Mod2021/0624
<b>Date:</b>	11/11/2021
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 100 DP 1023183 Part Lot 1046 DP 752038 Part Lot 1047 DP 752038 Part Lot 1053 DP 752038 Permissive Occupancy 88/31 A/C 174235 Closed Crown Road Licence 199961 , 100 / 0 Meatworks Avenue OXFORD FALLS 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

The proposed modification seeks to modify the conditions of consent relating to the management of stormwater from the site. The applicant's Hydraulic Engineer has provided an amended stormwater management plan and hydraulic modelling reports to demonstrate that they are able to return flows to the state of nature distribution which was contrary to the original approved drainage system for the site. Comments have been sought and provided by Council's Stormwater , Floodplain Engineering Team with respect to the issue relating to the requirement for on-site stormwater detention (OSD) and their response supported the exemption. A review of the comments from Council's Water Management Team indicates that additional information is required with respect to water quality and discharge details for the proposal.

In terms of the proposed modification to alter the approved drainage system to delete OSD, this exemption is supported. Once the additional information is provided and revised plans addressing the issues raised by Water Management have been submitted and accepted, Development Engineers will be able to amend the conditions of consent to reflect the amended drawings and any other necessary conditions to suit.

### Amended plans received 4/11/2021

Development Engineers support the proposed modification subject to the following amendments to the Agreement Between the Parties, Section 34(3)(b) of the Land and Environment Court Act 1979, Case number 10526 of 2012.

Condition 1 is to be amended to delete the reference to Engineering Plans, Drawing No. SW1 - SW5, dated 1 Aug 2011, prepared by E2 Civil and Structural Design, and replace with Drawing No. CC180469 K1, K2, K3, K4 and K5 Issue A, dated 09.11.2021, prepared by ACOR Consultants (CC) Pty Ltd.

Under the heading Report / Documentation, Report No. / Page No. / Section No., include Statement of Modification, dated 4 August 2021, prepared by ACOR Consultants.

The following conditions of consent are to be deleted., conditions 22, 23, 53, 54 and 56.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Engineering Conditions:**

Nil.