

Engineering Referral Response

Application Number:	Mod2024/0051
Proposed Development:	Modification of Development Consent N0440/15 for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping
Date:	21/08/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest 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

Updated Comments 21/8/24

The applicant and their engineers Warren Smith and Partners have now provided an updated list of new stormwater plan drawing numbers together with detailed descriptions of the changes from the original court approved Marten and Associates stormwater management plans . The Enscape plans are generally the same as the original Marten and Associate plans with the water quality treatment/OSD basins located in the same positions.

A compliance certificate has also been provided by Warren Smith and Partners stating that the ammended plans are generally in accordance with the Warriewood Valley Stormwater Management Plan 2001.

With reference the original consent conditions (N0440/15) prescribed condition A 1G is to be ammended to remove reference to condition numbers i -iv .

A new condition A 1Ga is required as detailed in the draft conditions.

No objections to the proposed stormwater drainage modifications subject to conditions.

Comments 30/7/24

Further advice received from the applicants planning consultant has stated that the entire new set of plans as prepared by Warren Smith Engineers is to replace the original L and E court approved plans as prepared by Martens and Associates. The submitted statement of environmental effects as prepared by Boston Blyth Flemming does not mention this or the conditions of the original L and E consent that need modification that refer to the Marten and Associates plans. The only reference to stormwater changes in the statement is replacement of a swale with a 1200mm stormwater line.

The replacement of the original L and E court approved Martens and Associates stormwater management plans is not supported for the following reasons:

- 1) There is no accompanying stormwater management report which articulates the changes between the original approved Martens plans and the new set of Warren Smith plans. This would include any changes to the water quality control regime and On site stormwater detention tanks/basins original design arrangement.
- 2) the DRAINS model submitted is impossible to review as there is no accompanying report or upstream catchment plan. It is not clear whether the original Marten and Associates designed OSD system is to be modified, if it is then a supporting DRAINS model is to be provided.

Any related reports are to be submitted by either an RPENG or NER (civil) qualified engineer and are to be based on 2019 Australian Rainfall and Runoff procedures.

The stormwater changes included in the proposed modification are not supported due to lack of supporting information.

Previous comments

The proposed revisions to the stormwater management plan and internal road layout are not supported for the following reasons:

Stormwater management

The proposal to replace the open swale with a 1500mm RCP pipe to take upstream overland flows is generally supported however further information including a DRAINS model and HGL analysis are required to justify the proposed arrangements ensuring the pipe sizes and downstream swale is suitably sized.

Internal road modifications.

These internal modifications require comments from Councils Traffic Engineer and also Waste Management officer to ensure adequate vehicle circulation is provided for all types of vehicles using the internal road network

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Amended Stormwater Management Plans

The Development is to be undertaken in accordance with the following Civil Engineering Drawings (Stormwater Management) prepared by Warren Smith Consulting Engineers :

C4.01
C4.02
C6.01
C6.02
C6.06
C6.07
C6.11
C6.11
C6.12
C6.13
C6.14
C6.21
C6.22
C6.41

Reason: To ensure water is managed appropriately and in accordance with the requirements of the Warriewood Valley Water Management Specification and Pittwater 21 DCP.