

Engineering Referral Response

Application Number:	Mod2019/0062
To:	Rebecca Englund
Land to be developed (Address):	Lot 5 DP 736961 , 9 Fern Creek Road WARRIEWOOD NSW 2102 Lot 13 DP 1092788 , 13 Fern Creek Road WARRIEWOOD NSW 2102 Lot 102 DP 1033854 , 6 A Orchard Street WARRIEWOOD NSW 2102 Lot C DP 367229 , 6 Orchard Street 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 modification to change the alignment of the site storm water outlet pipe is not supported . The alignment of the proposed outlet pipe is to remain parallel to the side boundary of the property at Lot 12 (number 12) Fern Creek Road and discharge via a head wall to the creek . This alignment is consistent with the development application approval N0013/15.

Having the storm water outlet line remain in this position will reduce the impacts on the creek/riparian area as all future subdivisions in this locality will drain to the one outlet avoiding the need for multiple creek outlets.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.