

Engineering Referral Response

Application Number:	Mod2024/0550
Proposed Development:	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
Date:	15/11/2024
To:	Kye Miles
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

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 Statement of Modification and associated documents, including the Stormwater Management plans have been reviewed. The proposed development is on a Low Level Property that cannot drain to the street. It is noted that the original approved plans by Acor Consultants dated 10.09.18 proposed a 240 cubic metre OSD system with a 250 mm orifice. The amended plans by Entec Consultants propose a reduced volume of 125 cubic metres. The design criteria on drawing C512 is not compliant with Council's Water Management for Development Policy. Amended on-site detention design is required in accordance with Section 5.5 and Appendix 3 of the policy.

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.