

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:	21/05/2024
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

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 provide for all types of vehicles using the internal road network

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.