

Engineering Referral Response

Application Number:	DA2020/1480
Date:	19/05/2021
To:	Anne-Marie Young
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

1) Reference is made to the previous Development engineering referral comments in regard to DA2020/1489 930/12/2020) for the community title subdivision and associated road/drainage infrastructure . The requested engineering reports/Drains model has not been provided and the submission of this information is critical for the assessment of the current apartment building proposal.

2) A stormwater drainage design report is to be provided for this development with the following information:

- a) Design certification that the proposed stormwater network has been designed in accordance in accordance with ARR 2019 including chapters 2 Rainfall Estimation , chapter 3 Peak Flow estimation and chapter 9 Runoff in Urban Areas and Councils Auspec One design manual. The design certification is to be provided by a civil engineer with NER or RPENG qualifications.
- b) The report is to specify all parameters used in the preparation of the drainage model and the model type for the catchment hydrology and pipe design hydraulics and the On site stormwater detention (OSD) design. The DRAINS OSD model is to be prepared using the IL-CL Hydrological model as the preferred referenced in ARR 2019.
- c) Please note that the drainage system design is to include a climate change factor of 30% for minor storm events. Overland flow extents are to be detailed on the drainage design layout up to the 1 in 100 year AEP Climate change events. Depth vrs velocity is to be checked against recommend safety factors for pedestrian and vehicle stability.

3) The stormwater drainage plans are to detail how the proposed apartment roof structure and all landscaped/hardstand areas will be drained to the OSD basin 1.

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.