

Engineering Referral Response

Application Number:	DA2024/0262
Proposed Development:	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
Date:	15/05/2024
To:	Phil Lane
Land to be developed (Address):	Lot 6 DP 749791 , 113 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 proposed stormwater management plan as prepared by NB consulting has been reviewed and is not supported for the following reasons:

1) The stormwater point of discharge being the existing table drain located in the access handle of the adjacent property is not supported as there is no drainage easement . The drainage easement which benefits the property is denoted as (A) in DP 715324. Accordingly an amended stormwater management plan is to detail a piped connection to the easement . If there is no existing drainage line within drainage easement (A) than the plans are to also include the installation of a downstream stormwater line suitable sized and connected to the privately owned downstream stormwater system.

If there is an existing downstream drainage line located within easement (A) then a hydraulic capacity check is to be undertaken to ensure the downstream drainage system has capacity to handle the additional development flows. The size of the on site stormwater facility on site may require upsizing to mitigate the developed site stormwater flows.

A DRAINS model is to be prepared for both scenarios and model stormwater flows up to the 1/100 AEP storm event.

2) The stormwater management plan is also to detail the pipe sizes required for the driveway access slabs located within the adjacent right of carriageway .

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.