

Engineering Referral Response

Application Number:	DA2018/1044
To:	Renee Ezzy
Land to be developed (Address):	Lot 5 DP 736961 , 9 Fern Creek Road WARRIEWOOD NSW 2102 Lot 11 DP 1092788 , 11 Fern Creek Road WARRIEWOOD NSW 2102 Lot 13 DP 1092788 , 13 Fern Creek Road WARRIEWOOD NSW 2102 Lot 12 DP 1092788 , 12 Fern Creek 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 2 lot subdivision proposal is not acceptable for the following reasons:

1) The engineering concept plans fail to address Councils requirements in regard to storm water drainage both internally and externally to the site.

There is a current earth open channel that runs from the Fern Creek cu de sac to the creek, which is required to be pipe in accordance with Councils Auspec One design standard. The concept plans detail part piping of the channel and discharge to an outlet structure in a location not acceptable to council.

The application also requires a hydraulic analysis to determine the upstream flows entering the site both by Councils existing drainage system and as overland flow. The internal pipe is to be designed for a 1 in 20 ARI storm event and overland flow path to the 1in 100 year ARI event to the existing creek. Councils requires a Drains model to determine the flows and hydraulic grade line for this new drainage line.

The outlook structure near the creek is to be designed to minimize scour of the creek and impacts on existing flow regimes.

Detailed engineering plans in accordance with Auspec One should of been provided to Council.

2) The internal drainage system is to demonstrate the provision of On site storm water detention for the proposed housing lots in accordance with the Warriewood Valley water management specification.

3)The width of the access street being 11.75m is not in accordance with the Warriewood Valley Masterplan which details a minimum road reserve with of 12.5m.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Engineering Conditions:

Nil.