

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0938
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	01/08/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 15 DP 271326 , 15 Raven Circuit 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

Development Application is for construction of a new house on a vacant lot.

#### Access

Raven Circuit is a private road. As such there is no requirement for a driveway levels application from council. However the driveway profile must comply with the requirements of AS 2890.1.

#### Stormwater

As per consent condition 1 of subdivision DA2019/0887, Future housing development on individual lots is to provide on-site stormwater detention in accordance with Northern Beaches Council's –Warriewood Valley Urban Release -Water Management specification and generally in accordance with the concept drainage plans prepared by A T and L , Drawing No: SKC 014, Dated 21/6/20 (internal Reference TRIM 2020/363144 and 2020/457164).

No stormwater plan have been submitted and Council's Flood Team have confirmed that the subject site is not flood affected as the land was filled to the PMF level as part of the subdivision works for 2 Macpherson Street. As such OSD is required for the proposed development. Stormwater plans are to be provided to cater for the OSD requirements as per concept drainage plans prepared by A T and L , Drawing No: SKC 014, Dated 21/6/20:

Site Storage Requirements: LOT 15- 8.9m3

PSD Requirements 1%-30 mins: LOT 15- 3.35L/sec

*Note to Planner: Once stormwater plans are submitted concurrence from Council's Landscape team will be required as the location of the OSD system may change the landscape outcomes.*

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.