

Engineering Referral Response

Application Number:	DA2023/0206
Proposed Development:	Construction of a dwelling house
Date:	22/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot B DP 419338 , 11 B Hill 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 application seeks consent for construction of a dwelling house.

20/04/2023

Access

The proposed garage and internal driveway does not require reconstruction of the existing vehicle crossing. The existing vehicle crossing is to remain.

Stormwater

Site is a low level property, falling towards the western boundary. The stormwater concept plan, prepared by FJA DESIGNS, Drawing No. APPROVAL-12, dated 10/03/2023, does not provide enough detail relating to stormwater management for the site.

The applicant is requested to provide stormwater management plans prepared by a suitably qualified Civil Engineer. Stormwater management should be in accordance with Council's Water Management for Development Policy, in particular Section 5.5 'Stormwater Drainage from Low Level Properties'. If an easement is not feasible, then a level spreader will be required in accordance with Appendix 4 'Level Spreader Design Guideline'.

22/05/2023

Stormwater

The Stormwater Drainage Plans prepared by TCSM Engineering Consultants, Drawing No. 23160 - SW01 to SW04, Rev A, dated 12/05/2023, are noted. The plans propose that stormwater captured onsite is directed via an inter-allotment drainage easement through the property 16B Lakeview Parade and discharges at the kerb in Lakeview Parade.

The applicant is advised to provide evidence in the form of a letter that the property owner(s) of 16B Lakeview Parade, Warriewood agree to the proposed drainage easement through their property. The provided evidence should be in the form of a letter as per Appendix 2 Sample Easement Letter in Council's Water Management for Development Policy.

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.