

Engineering Referral Response

Application Number:	DA2025/0123
Proposed Development:	Construction of a dwelling house
Date:	12/05/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 271326 , 11 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

12/5/2025:

The applicant has submitted amended stormwater plans with OSD-2 proposed as an open basin to address Landscape requirements. No sections are provided for the basin. The levels provided indicate the basin depth to be greater than 300mm. Pool fences must be installed around the landscaped basins where the depth of ponding exceeds 300mm.

The stormwater plans are to be amended to provide sections for the OSD basin and accurate volume calculations.

15/04/2025:

The applicant has submitted amended stormwater plans to comply with Stormwater requirements. Proposal is for two underground tanks in the front yard.

OSD Tank 1 underneath driveway is supported but OSD tank 2 underneath front landscape area is not supported as there is a minimum requirement of 1.5m from the front setback to allow for sufficient planting.

Consultant engineer to consider a combination of above ground retention/detention tank along with OSD tank underneath the driveway.

As such, the stormwater plans cannot be accepted due to council's landscaping requirements along the front boundary.

Development engineering cannot support the application and are requesting amended stormwater plans to address the landscaping and SSR volume requirements

05/03/2025:

Site is a vacant lot and proposal is for construction of a new two storey dwelling house.

Access

New 3m wide driveway crossing is proposed, Normal Standard Vehicle crossing profile will be suitable. Raven Circuit is a private road so no vehicle crossing application is required.

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 number SKC 014, dated 21/6/20.

Detailed drainage plans for future housing development are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) or RPENG (Civil).

The individual lot site storage and permissible site discharges are to be in accordance with the values specified on the concept drainage plan.

Underground storage tanks are to be Lattice (LU5000) tanks or equivalent .(internal Reference TRIM 2020/363144 and 2020/457164).

Requesting amended stormwater plans to account for OSD with following requirements:

Site Storage Requirements: LOT 11 - 8.6m³

PSD Requirements 1%: LOT 11 - 3.23 L/sec

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.