

Engineering Referral Response

Application Number:	DA2025/0250
Proposed Development:	Construction of a dwelling house
Date:	17/06/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 22 DP 271326 , 22 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

Review 17/6/2025:

Amended stormwater plans with provision of above ground OSD tank and above ground basin with final connection to Council pit in Macpherson Street is proposed.
No objections to approval subject to conditions as recommended.

Review 3/6/2025:

The applicant has submitted amended stormwater plans to address the stormwater requirements. The proposal is for an above ground OSD basin adjacent to the front boundary. The OSD basin adjacent to the boundary 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 detention tank along with OSD basin to meet the stormwater and landscape requirements.

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

12/5/2025:

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).

The submitted stormwater plans by Leopard Engineering Group, dated 4/3/2025 proposes no OSD system as the site is flood affected. However, 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.

Amended 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 22- 13.3m³

PSD Requirements 1%-30 mins: LOT 2- 4.99L/sec

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$2000.00.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of 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 Leopard Engineering Group, drawing number 2025H0026-SW01, 2025H0026-SW03, 2025H0026-SW04, 2025H0026-SW05, 2025H0026-SW06 , dated 6/6/2025. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- Ponding depth within the above ground OSD basin to be maximum of 300mm.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Off Street Parking Design

The Applicant shall submit a design for the parking facility in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

Stormwater Drainage Application

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include Civil Engineering plans for the design of the connection of site stormwater discharge to Council pit in Macpherson Street which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed

request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a Registered Surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

Certification of Off Street Parking Works

The Applicant shall submit a certificate from a suitably qualified person certifying that the parking facility was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking, in particular Section 2.6 Design of Domestic Driveways.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.