

Engineering Referral Response

Application Number:	DA2025/0123
Proposed Development:	Construction of a dwelling house
Date:	22/05/2025
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

22/5/2025:

The applicant has submitted amended plans to comply with Stormwater and Landscaping requirements showing above ground OSD basin set back from the boundary line. Due to the site constraints and landscaping requirements, the required OSD volume is not achieved. As the SSR has not been satisfied the stormwater plans have been assessed and accepted on merit. No objections to approval subject to conditions as recommended.

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 supported.

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

Recommended Engineering Conditions:

**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 AUSTRAX Structural Civil Engineers, drawing number SWDP01 to SWDP04, Revision D, Dated 15/05/2025. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Provision of a minimum 2000l rainwater tank to comply with BASIX requirements.
2. Detailed drainage plans, including engineering certification, are to be submitted to the Certifier 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.

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.