

Engineering Referral Response

Application Number:	DA2023/0033
Proposed Development:	Construction of a dwelling house including garage
Date:	02/02/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 271326 , 5 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

2/02/23:

The property is a vacant lot and proposal is for the construction of a new two storey house.

Access

Raven Circuit is a private road. As such there is no requirement for a driveway levels application from council.

DRIVEWAY PROFILES 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 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 2020/363144 and 2020/457164)

Requesting amended stormwater plans to account for OSD

- Site Storage Requirements: LOT 5 - 9.8m³
- PSD Requirements 1%: LOT 5 - 3.69

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.