

Engineering Referral Response

Application Number:	DA2023/1127
Proposed Development:	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
Date:	26/08/2023
To:	Phil Lane
Land to be developed (Address):	Lot 6 DP 749791 , 113 Orchard 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 proposed development is in Region 1. The stormwater management plans state that on site detention is not required as the post development impervious percentage is below 40%. This is a concession that only applies to Region 2 and hence on site detention will be required in accordance with Sections 9.3.1 of the *Water Management for Development Policy Version 2 26 February 2021* (WMfDP). The stormwater management plans need to address the following requirements:

1. Provide on site detention for impervious areas and all directly connected roof areas.
2. Show proposed legal point of discharge. Point of discharge shall have sufficient capacity to receive attenuated flows from the site without increased flood risk to downstream properties or scour of downstream road, swale or creeks.
3. Consider any potential overland flows from upstream land. The stormwater design should ensure that overland flows do not compromise the on site detention system and are not concentrated so as to increase risk of scour and flooding downstream of the site.
4. Stormwater discharge from the site is to be designed in accordance with Northern Beaches Council Standard Drawings S1001 to S1020.

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.