

Engineering Referral Response

Application Number:	DA2025/0559
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	11/06/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 32 DP 16602 , 1 Phyllis Street NORTH CURL CURL NSW 2099

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

11/06/2025

Council's Development Engineer requests additional information regarding the stormwater design.

This proposal is for alterations and additions to an existing dwelling.

Stormwater

As the proposal is for alterations and additions to an existing dwelling in former Warringah area, an OSD system is not required.

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- The location and invert level of the proposed stormwater outlet to Phyllis Street shall be confirmed on site by a qualified professional prior to the approval of this DA. Gravity discharge shall be provided from the boundary pit to the proposed stormwater outlet to Phyllis Street.

- Hydraulic grade line analysis shall be provided for all charged stormwater lines to demonstrate that sufficient head can be provided for the charged line systems with supporting calculations. A calculation table with all head losses is recommended to be submitted.
- The grated drain in front of the garage/workshop shall provide gravity fall to the boundary pit.
- The boundary pit shall provide gravity discharge to the stormwater outlet to Ian Avenue.
- There seems to be an existing stormwater outlet between the existing vehicular crossovers of the subject site and 20 Molong Street where a proposed new stormwater outlet to Ian Avenue is. A licensed plumber shall investigate whether this existing stormwater outlet services the subject site.

Site Access and Parking

There is a minor encroachment application form submitted. It is however related to the landscaping proposed within the Road Reserve. So Council's landscape team will need to comment on this.

The gradients of the driveway from Phyllis Street are flat and satisfactory.

The gradients of the driveway from Ian Avenue are generally satisfactory subject to conditions.

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.