

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0453
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	07/05/2024
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 12 DP 270922 , 13 Knight 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 50m<sup>2</sup> 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 requires on-site detention in accordance with the "Proposed Residential Subdivision at 1 Fern Creek Road, Warriewood Stormwater Management Report Construction Certificate Submission". In accordance with Section 3.1.2. On-Site Detention Details, an onsite detention volume of 38 m<sup>3</sup> is required for Lot 12. Revised stormwater management plans need to show the on-site detention volume and orifice size to comply with the stormwater management strategy for the site.

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.