

Engineering Referral Response

Application Number:	DA2024/0849
Proposed Development:	Construction of a dwelling house
Date:	21/08/2024
To:	Nick England
Land to be developed (Address):	Lot 34 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 35 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105

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. On-site detention is required. A geotechnical report has been provided. Vehicle crossing construction is proposed. The submitted stormwater management plans appear to use the Warringah guidelines (Region 2.) to determine the required on-site detention volume. Amended stormwater management plans are required which provide for on-site detention volume in accordance with Table 7 (Section 9.3.1) of Council's Water Management for Development Policy.

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.