

Engineering Referral Response

Application Number:	DA2025/0123
Proposed Development:	Construction of a dwelling house
Date:	05/03/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 271326 , 11 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

05/03/2025:

Site is a vacant lot and proposal is for construction of a new two storey dwelling house.

Access

New 3m wide driveway crossing is proposed, Normal Standard Vehicle crossing profile will be suitable. Raven Circuit is a private road so no vehicle crossing application is required.

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 TRIM 2020/363144 and 2020/457164).

Requesting amended stormwater plans to account for OSD with following requirements:

Site Storage Requirements: LOT 11 - 8.6m³

PSD Requirements 1%: LOT 11 - 3.23 L/sec

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.