

## Engineering Referral Response

<b>Application Number:</b>	DA2024/0944
<b>Proposed Development:</b>	Demolition works and construction of a plant nursery and landscape material supplies premises
<b>Date:</b>	21/10/2024
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah Road 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 proposal for a plant nursery has been reviewed and the following comments are provided:

1) The development site sits almost entirely outside the warriewood valley urban release area , and within the southern area buffer. As such the Warriewood Valley Urban Land release Water Management Specification (2001) does not apply to the site . Referring to Councils Water Management for Development policy the site being floodprone does not require on site stormwater detention (OSD) and being at the bottom of the catchment usually OSD is not beneficial.

2) However reviewing the stormwater concept plan stormwater it s proposed to be directly discharge the stormwater to the Warriewood Vallley wetlands .This method of stormwater discharge is not supported as the site as no legal right to discharge to the wetlands. Another alternative stormwater discharge point is to be detailed.

The proposal for a plant nursery is not supported.

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.