

Engineering Referral Response

Application Number:	DA2018/0339
To:	Tyson Ek-Moller
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson 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 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

Reference is made to a separate Development Application (Council ref. N0398/17) for civil works including the construction of a private road and associated drainage works. Development Engineers have issued conditions for the above application requiring the construction of on-site stormwater detention system as the applicant failed to demonstrate that the removal of the on-site stormwater detention system would not be detrimental to the development.

In light of the above Development Engineers have reviewed the proposal and advise the proposal cannot be supported due to the following reason.

1. Insufficient details to demonstrate compliance with the Warriewood Valley Urban Land Release Water Management Specification with regards to onsite stormwater detention system.

Not supported for approval due to lack of information to address:

- Stormwater drainage for the development in accordance with Northern Beaches Council's - Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal



northern
beaches
council

Refusal comments

Recommended Engineering Conditions:

Nil.