

## Engineering Referral Response

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| <b>Application Number:</b>             | DA2023/1026   |
| <b>Proposed Development:</b>           | Construction of new amenities in a carpark                        |
| <b>Date:</b>                           | 06/09/2023  |
| <b>To:</b>                             | Nick England  |
| <b>Land to be developed (Address):</b> | Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE<br>NSW 2100 |

### 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

#### 06/09/2023:

Development Application is for creation of amenities block on level 1 of the northern carpark, proposed works are summarised as:

- Demolish and remove concrete upstand
- Relocation of fire hose reel approximately 200m to the north
- Construction of new amenities (128.1m<sup>2</sup>)
- Relocation of existing plant and construction of light weight steel pitched roof with a steel plant deck over the top of amenities.

No objections to approval subject to conditions as recommended.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Engineering Conditions:

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Road Reserve**

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.