

## Engineering Referral Response

<b>Application Number:</b>	DA2020/1514
<b>Date:</b>	25/01/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot B DP 395193 , 0 L Federal Parade BROOKVALE NSW 2100 Lot 100 DP 1250521 , 37 - 43 Federal Parade BROOKVALE 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

25/01/2021: For Planner

1) Prior to Development Engineer's comments the development application needs to be referred to Traffic Team to provide comments and conditions of approval (if considered appropriate) on the following:

- Construction Traffic Management Plan
- on the proposed vehicular access arrangement,
- swept path of the longest vehicle entering and exiting the site as well as manoeuvrability through the site
- ensure that parking, drop-off and pick-up zones and bus zones incorporated are in accordance with TfNSW standards

Refer TfNSW letter dated 17/12/2020, TRIM 2020/807379

2) Water Quality Issues: Application needs to be referred to Water Management, Coast & Catchments team for their assessment.

For Applicant:

- 1) Onsite Stormwater Detention System should be located away from the overland flow path.
- 2) Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be

carried out by a service locating contractor and registered surveyor. Evidence of methodology used for locating stormwater system should be provided.

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.