Engineering Referral Response

Application Number:	DA2023/1763
Proposed Development:	Construction of a warehouse and distribution centre with associated office, including tree removal
Date:	30/01/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 502 DP 875858 , 4 Minna Close BELROSE NSW 2085

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

The following amendments are required to the submission:

1. Provide DRAINS models for pre and post development conditions to Council for perusal.
2. Provide levels of all crossing services for the proposed stormwater connection from OSD to Council pit.
3. It is noted that the proposed Council pit is to be located between an existing and proposed vehicle crossing. A minimum clearance of 1 metre is required from the top of layback to the edge of lintel. Ideally the new lintel should be 1.8 m clear opening if space permits.The minimum lintel width acceptable to Council is the greater of 1.2 m or the existing width. This should be shown on amended Master plans. Provide distance to lintel from both vehicle crossings.
4. Please clarify the what the intention is for the existing pit on private land near proposed Pit C-5. This pit is connected to Council's stormwater system.

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.