

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0230
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0717 granted for Demolition works and construction of a mixed use development comprising self-storage units and industrial units including lot consolidation
<b>Date:</b>	05/06/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 1284167 , 101 - 105 Old Pittwater Road 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

The following amendments are required to Drawing No. 21W12\_S4.55\_C201 rev 01 in order to lessen the impact on Council infrastructure.

Section B. The invert of the outlet pit (RL11.35) is to be raised above the obvert level of Councils 750mm easement pipe and provide 50mm fall in the proposed 450 mm pipe and maintain the calculated OSD storage volume.

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.