

## Engineering Referral Response

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|---------------------------------|--|
| Application Number:             | DA2019/0345  |
| To:                             | Steven Findlay   |
| Land to be developed (Address): | Lot 5 DP 204107 , 29 Cross Street BROOKVALE NSW 2100<br>Lot 6 DP 204107 , 29 Cross Street 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

#### Note to Planner:

No plans or information has been submitted for Development Engineering assessment. It is noted that no Statement of Environmental Effects has been submitted.

The subject property is coded as flood affected. Please refer to Council's Floodplain Engineering section for assessment and comment.

In addition, it is considered that the Applicant provide a Traffic Report for the proposed change of use of the site. Please refer to Council's Traffic Engineering section for further assessment and comment in this regard.

The proposed application cannot be supported by Development Engineering due to lack of information for assessment.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Engineering Conditions:

Nil.