

Engineering Referral Response

Application Number:	Mod2023/0230
Proposed Development:	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
Date:	20/07/2023
To:	Alex Keller
Land to be developed (Address):	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 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

Engineering Assessment dated 20.07.2023

The revised drawing 21W12_S4.55_C201 rev 02 dated 12.07.2023 by henry & hymas shows the proposed pipe invert level of the OSD connection to Council's system raised to be at the level of the obvert of Council's 750mm stormwater pipe, which is acceptable. This drawing along with the other drawings in TRIM record 2023/441159 should replace the existing engineering plans listed under condition 1 of development consent for DA2022/0717. Condition of consent 25 -On-site Stormwater Detention Details should be amended to reference revised engineering plans. It is advised that all other existing engineering conditions of consent should be retained. As per existing conditions of consent, the development will require a Section 68 application for connection to Council's stormwater system. I have no further objections to the proposal.

Revised Engineering Referral:

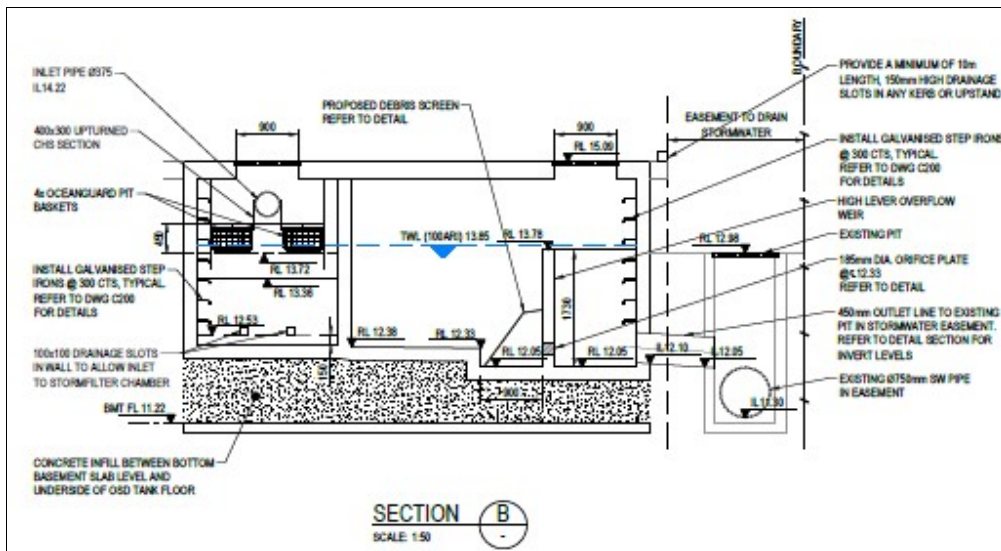


Image: Amended design 12.7.2023.

Engineering Assessment dated 5.6.2023:

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.

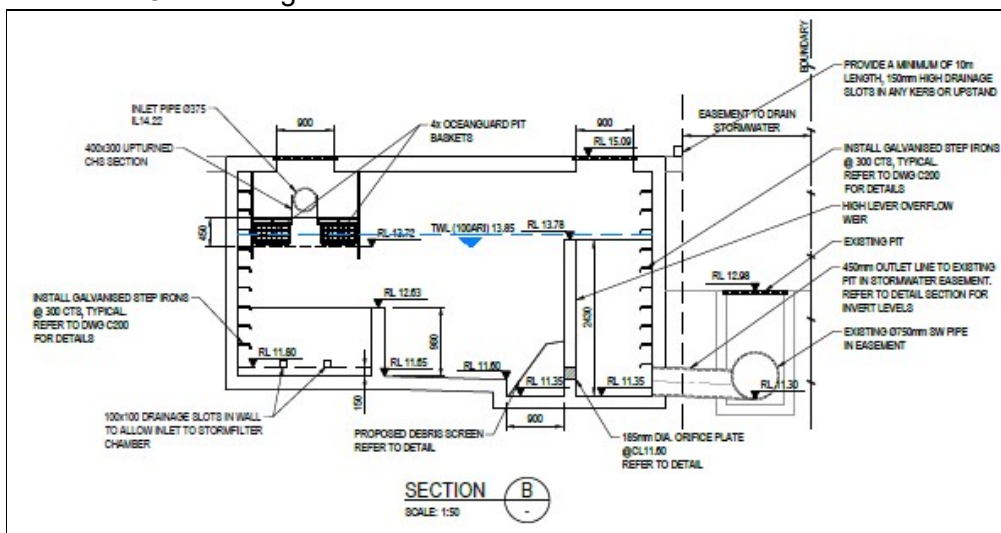


Image: OSD connection.

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:

Nil.