

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2559
<b>Date:</b>	20/05/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 599064 , 8 Grosvenor Place 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

#### Updated comments 20/5/22

The revised architectural plans detail the provision of flood storage compensation under the proposed warehouse building which is acceptable , however the submitted stormwater drainage by Taylor consultants needs to detail the changed location flood storage area on the plans and confirm the flood storage volume calculation . The plans are to also demonstrate the flood storage area can be drained via gravity to councils road reserve. The application may be supported subject to further information being submitted.

#### Previous comments

The stormwater drainage plan prepared by Taylor consultants has indicated a flood storage area located within the front building setback . This proposal is not supported for the following reasons.

- 1) The flood storage area is not free draining and the piped drainage system cannot drain this area by gravity to Councils street drainage system.
  - 2) No volume calculations and or cross sections through the flood storage area have been provided demonstrating the flood storage compensation volume of 180 cumecs can be achieved.
- The application for a car showroom/warehouse is not supported.

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.