

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1341
<b>Date:</b>	01/10/2021
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 17 DP 6040 , 3 Brookvale Avenue 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

The proposal is for the development of multi dwelling housing with basement level parking. The submitted stormwater concept plan is unsatisfactory. The provision of any Onsite Stormwater Detention (OSD) system shall be in accordance with Council's Water Management for Development Policy Clause 9.3.2.6. The PSD is to be calculated on the maximum allowable impervious fraction of 0% for all developments except single residential dwelling developments . Discharge off the site is to be restricted to the "state of nature" condition.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater.

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.