

## Engineering Referral Response

<b>Application Number:</b>	DA2021/2559
<b>Date:</b>	29/03/2022
<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 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 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.