

Engineering Referral Response

Application Number:	DA2022/0717
Date:	03/08/2022
To:	Alex Keller
Land to be developed (Address):	Lot 2 DP 402645 , 101 Old Pittwater Road BROOKVALE NSW 2100 Lot 3 DP 402645 , 101 Old Pittwater Road BROOKVALE NSW 2100 Lot 4 DP 402645 , 101 Old Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 402645 , 99 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

The development proposes to demolish the existing industrial building and construct a new multi-level storage facility with basement carpark.

The site is not effected by mainstream flooding and Flood Planning Level is not required for this site. However, the site is effected by overland flow.

The development proposes a combination of concrete hobs and flood gate systems across the frontage of the site to protect the driveway and the basement from overland flow flooding. The proposed development generally complies with the flood controls in the DCP and LEP.

Please refer to development engineer comments for overland flow assessment.

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.