

## Engineering Referral Response

Application Number:	DA2021/0139
Date:	29/06/2021
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 817162 , 2 Cross Street 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 application has been assessed.

However, Development Engineering team cannot support the application as below:

- 1 ) The applicant proposed to discharge the whole site areas into the a Council existing pit on Cross Street. The discharge is about 200l/s in 5% AEP. It may lead a significant surcharge from the pit. The applicant shall provide a capacity check to the related pit and downstream pipe to ensure the council system has adequate capacity. Alternative, the applicant can discharge directly separate Council pits to minimize the surcharge in low storm events.
- 2 ) Any proposed retaining wall and stair must be relocated within the private property. These stairs on Green Street and Cross street shall be removed.
- 3 ) On the western side of the building, the applicant proposed the egresses on the ground floor at RL11.38. However, the existing ground level is about RL10.51 on the side pathway. In the landscape plan, two stairs are proposed to access the ground floor from the side pathway. However, no structure should be built on the 3 m wide " stormwater easement". At least 3 m wide drainage easement shall be created on title as a part of the development.
- 4 ) The proposed private fire Hydrant on Green Street must be located within the private land.

As the above, Development Engineering cannot support the application.

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.