

## Engineering Referral Response

<b>Application Number:</b>	Mod2023/0416
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1805 granted by the Land and Environment Court for Demolition works and construction of a seniors housing development
<b>Date:</b>	30/08/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097

### 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

The amended plans have been reviewed and the following comments are made:

1) Proposed carpark flood gate removal.

The removal of the automated basement carpark flood gate is now supported as the level of the basement has been raised to the flood planning level =4.53m AHD as predicted by Woolocotts Engineers. Accordingly removal of conditions 28 and 80 is supported .

2) Stormwater Drainage Plans

-A DRAINS hydraulic model is to be provided to council for review as required by Councils water management policy for development. The DRAINS model will identify the proposed tank size and post development stormwater flows.

-The site 300 mm outlet stormwater pipe is to be relocated from the footpath verge area and placed parallel to the kerb line within the road way. This line is to be connected into Councils downstream stormwater inlet pit.

The stormwater pit located within the centre of the driveway crossing is to be relocated and is to be a new stormwater inlet pit placed at the kerb line, adjacent to the eastern side of the proposed vehicle crossing .

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.