

Engineering Referral Response

Application Number:	DA2020/1167
Date:	02/06/2021
To:	Lashta Haidari
Land to be developed (Address):	Part Lot 28 DP 7413 , 9 Francis Street DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099

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

Updated comments 2/6/21

The amended stormwater drainage plans were reviewed and are not satisfactory because of the following reasons:

1) The plans are to be amended to include the minimum information as required by Councils Water Management Policy for Development please see Section 9.7.3. Details are also to include :

- a minimum 2 cross sections through the On site detention tank relative to the lower basement and adjoining floor levels demonstrating consistency with the architectural plans. Orifice plate /fixings and trash screen details and also location of all access lids/manholes are to be detailed on the plan.

-An on site detention tank plan is to be fully dimensioned detailing the location of the PSORB cartridges.

2) Basement drainage plans including the location of the pump sump and discharge line connection to a council street pit. Please note the basement will need to be fully tanked because of the ground water level depths given in the geotechnical report.

3)As it is proposed to construct a new stormwater inlet pit in Fisher Road the invert levels of the pit are to be provided determined from the existing council pipe invert levels. A cross section of the proposed stormwater discharge line in Fisher Road is to be provided detailing all existing service levels relative to the stormwater outlet line.

Updated Comments 26/4/2021

The Stormwater drainage plans detailing the provision of On site stormwater detention need to be updated to reflect the amended architectural plans . Accordingly the DRAINS Model/ Stormwater report needs to be upgraded also.

Previous comments

The proposed stormwater drainage plans are not supported because the DRAINS model has not been submitted for Council's review.

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.