

Engineering Referral Response

Application Number:	DA2023/1109
Proposed Development:	Subdivision of one lot into three and alterations and additions to the existing development
Date:	09/10/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 17 DP 23118 , 39 Starkey Street FORESTVILLE NSW 2087

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 submitted stormwater plans require the following amendments:

1. Modelling is to be undertaken in accordance with ARR2019 using up to date BOM rainfall data and ARR Data Hub parameters.
2. The proposed OSD's appear undersized given that the post-development run-off from the site must be limited to the pre-development run-off for the 20%, 5% and 1% AEP events assuming a 100% pervious pre-development catchment.
3. Maximum allowable catchment by-pass draining to Starkey Street is to be 20%. This is exceeded on submitted plans.
4. No concentrated flows are permitted onto neighbouring properties.
5. Provide emergency overland flow path from OSD facility to discharge point to cater for system blockage. All habitable levels are to be 300 mm and garage levels are to be 150 mm above the 1% AEP level assuming full pipe blockage.
6. Provide a detailed DRAINS model to Council for perusal showing all OSD systems as well as all internal stormwater pipes.
7. Lot 3 is to be assumed to be a minimum of 60% post development impervious for OSD calculation purposes.
8. Council will accept an underground on-site detention system with stormwater discharge draining through 110 Cook Street if a drainage easement benefitting 39 Starkey Street is obtained through 110

Cook Street.

9. Provide a Catchment Plan showing all impervious and pervious areas as well as any by-pass from the OSD systems.

Note: a 6 metre combined vehicle crossing will not be accepted. The vehicle crossing width needs to be amended to a maximum width of 4 metres. This can be conditioned upon the submission of satisfactory stormwater management plans.

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.