

Engineering Referral Response

Application Number:	DA2025/0533
Proposed Development:	Demolition of existing building and structures, construction of self-storage units and warehouse and associated uses
Date:	10/06/2025
То:	Thomas Burns
Land to be developed (Address):	Lot 102 DP 1211755 , 14 Aquatic Drive FRENCHS FOREST NSW 2086

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

1. The site is burdened by a Council stormwater pipe (1050 RCP).

The applicant is asked to undertake the following work:

A. Accurately locate, confirm dimensions including depth and plot to scale Council's Public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by service locating contractor and registered surveyor. (Evidence of methodology adopted used for locating stormwater system should be provided). Show the stormwater pipe on the civil plans and produce a longitudinal section.

B. All structures are to be located clear of any council pipeline, pit or easement and comply with minimum vertical and horizontal clearances.

C. Show a plan of Council's pipe on the subject property, including all proposed and existing pits.

2. Civil plans by Costin Roe dated 23.04.25.

A. The on-site detention system needs to be sized in accordance with Council's Water Management for Development Policy. Refer to sections 9.3.2 Onsite Stormwater Disposal Requirements Region 2 – Central Catchments, 9.3.2.5 Full Computation Methods, 9.3.2.6 Pre and Post Development Runoff for Full Computation Method of the policy. Modelling is to be undertaken in accordance with ARR2019 methology, utilising an initial-continuing loss hydraulic model. Provide a DRAINS modeld to Council for perusal.



B. Provide detailed drawing of the proposed on-site detention system. The design should include a minimum of two cross-sections, including a section through the proposed discharge control pit.

C. With reference to drawing C09431.01-DA40 rev C, provide a longitudinal section of the proposed connection from the OSD basin to Council's 1050RCP.

The centre line of the orifice should be a minimum of 200mm above the obvert of the receiving pipe (1050RCP).

D. All proposed connections into Council pipe should be as high as possible. Provide longitudinal sections for all connections into Council pipe. Crossing services such as the sewer main should be potholed and surveyed. Provide minimum 1% fall on pipes.

E. Provide a catchment plan for the OSD basin.

F. Drawing C09431.01-DA36. Show Council's surveyed stormwater pipe on cross-sections.

G. Drawing C09431.01-DA55. Lift proposed pipe (450RCP) on both the upstream and downstream ends . Pipe should be as high as possible (maximum of 200mm from underside of sewer). Provide Sydney Water concurrence.

H. Provide a safe overland flow path in the event of orifice blackage.

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.