

Engineering Referral Response

Application Number:	DA2023/0379
Proposed Development:	Torrens Subdivision of one lot into four lots
Date:	07/06/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 18 DP 19022 , 107 Iris Street BEACON HILL 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 following amendments are required:

Subdivision Plan

1. Show a 3.0 m wide drainage easement on eastern boundary benefitting Council as per PLM notes.
2. Show a drainage easement benefitting/ burdening proposed lots as required in co-ordination with amended stormwater plans. As per previous advice, a single connection point to Council pit SPP04716 is required.
3. Show a right of way composed of straight segments. The Right of Way should be 3.5 m wide on straight sections and widened as required.

Right of Way

1. Provide a longitudinal section and cross sections of proposed Right of Way/ driveway.

Stormwater Plans by TCP

1. The locations of the proposed on site detention systems means that a large percentage of proposed driveways will by-pass the system. The OSD systems should be located to capture 100% of internal driveways and 100% of roof areas. Show size, invert levels of pits capturing driveway run off and stubs in the OSD tanks that will connect to future dwellings. Show all proposed surface levels to justify design.
2. As advised by the Stormwater unit in the PLM notes, the internal system should connect to Council pit SPP04716. This will necessitate a drainage easement at the front of property burdening/ benefitting relevant lots as required.
3. Provide longitudinal section of proposed internal drainage system including details of connection to

Council pit SPP04716

4. The on site detention system must be designed in accordance with Section 9.3.2.5 of the *Water Management for Development Policy Version 2 dated 26 February 2021*. As per advice in this section the pre-development site conditions are to be modelled as 100% pervious. The impervious fraction of the proposed development is to be estimated based on the likely building footprint and other impervious areas. The impervious fraction of the proposed development must be a minimum of 60% however. The OSD system is to attenuate post development flows to pre development levels for all storm events from the 20% to the 1% AEP. Provide DRAINS model to Council for perusal.

5. DRAINS modelling requirement are as follows:

- (i) Use ARR Data Hub and BOM data.
- (ii) Use Initial loss - Continuing loss model
- (iii) Provide pre and post models for the 20%, 5% and 1% AEP events.

5. Approval from Sydney Water is required for building over or in the vicinity of Sydney Water assets.

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.