

Necola Chisholm

From: Edward Saulig <ESaulig@fairfieldcity.nsw.gov.au>
Sent: Monday, 19 December 2016 11:24 AM
To: Necola Chisholm
Subject: SSD7917 - Warehouse/Dist Centre, THD/Cowpasture Road - Comments by 16.12.2016

Hi Necola,

Please note additional comments

Confirm receipt

Regards

Edward

Edward Saulig
Land Use Planner | Strategic Land Use Planning
City Development

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From: Nicoleta Diacopoulos
Sent: Friday, 16 December 2016 1:17 PM
To: Edward Saulig
Subject: RE: Referral - SSD7917 - Warehouse/Dist Centre, THD/Cowpasture Road - Comments by 16.12.2016

I have reviewed the following;

- Civil Design Report
- Plan 16875_DA_C100_01 General Arrangement
- Plan 16875_DA_C101_01 Sheet 1/4
- Plan 16875_DA_C102_01 Sheet 2/4
- Plan 16875_DA_C103_01 Sheet 3/4

(sheet 4/4 not available)

I provide the following comments;

It is proposed to discharge the site drainage to the existing and approved connection point located at the North East corner of the site. The stormwater is then directed to the existing Detention and Water Quality Basin. The basin was designed to accommodate this site's water quality and detention requirements.

The Civil report refers to the The subdivision report prepared by Costin Roe titled Civil Engineering Report – Horsley Drive Business Park, S96 Application (Rev A December 2014) which details the stormwater strategy for Detention and Water Quality.

Please note that the state approved off-lot detention and retention basins are contrary to Council' stormwater and OSD policies. Therefore I will not comment on the basins and the connection.

With regard to the internal drainage the civil report advises that the in-ground pipe drainage system has been designed for the entire site, and caters for the 100 Year ARI.

FFL will have a 300mm freeboard above the overland flows.

The external catchments from the West of the site will be diverted by a swale/channel and 750mm pipe and directed to the existing overland flow channel to the north of the site. This was approved as a concept previously and described in section 5.4 (page 14) of the Civil Engineering Report – Horsley Drive Business Park, S96 Application (Rev A December 2014) prepared by Costin Roe.

I have no objections to the development

And request the following

1. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;

2. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

Nicki

Nicoleta Diacopoulos

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