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21<sup>st</sup> March 2024

To,

Ashbury Projects Pty Ltd.

**Project:**        **Ashbury Terraces North**  
**Site:**         **149-163 Milton Street, Ashbury 2193**  
**DA:**            **DA-826/2020**

Canterbury – Bankstown Development Control Plan 2023 - Development Engineering Standard Guide 2023 has been updated with additional requirements to protect the integrity of the Council's Infrastructure in situations where it is impacted by new developments. Regarding Civil / Stormwater technical requirements, the development control adopts the latest ARR guidelines and Australian Standards.

IGS has prepared a list of a few Development Controls relating to this site regarding stormwater that the 2023 DCP adopts and is updated. The following conditions that form part of the RFI are addressed:

- 1.1 For sites greater than 2 ha, a runoff routing computer model such as ILSAX or DRAINS is required.
- 1.2 Updated Desing ARIs for the design of stormwater components.
- 1.3 HGL Analysis of Piped Stormwater Drainage Design.
- 1.4 Stringent requirement for Stormwater Pipes under buildings.
- 1.5 Updated Stormwater pit requirements.
- 1.6 Stormwater Quality Requirements.
- 1.9 Updated requirement for basement pump-out Drainage systems
- 1.10 Requirements of Overland Flow path requirements – to ensure no localised flooding occurs within the site.



2.00 Updated OSD requirements which consider,

- 2.1 Peak stormwater discharge does not exceed Pre-development (natural State) stormwater discharge.
- 2.2 Total flows from the site must be equal to the PSD.
- 2.3 A minimum of 70% of the site piped stormwater system and 70% of the site's overland must drain through the OSD system.
- 2.4 An emergency overflow spillway free of obstruction will be required.
- 2.5 OSD to be designed using Time area hydrograph method.
- 2.6 Two-stage Orifice required to limit the flows.
- 2.7 OSD requirements include fitting and internal trash screens with detailed specifications, a debris sump at the base of the OSD to avoid turbulence, storage over 1200mm deep must provide step irons, and grates are to be provided at every chamber to allow for ready inspection.
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The design of the stormwater system incorporates the changes prescribed within the 2023 DCP.

Signed on behalf of IGS Pty Ltd.

Regards

Prabeg Sharma  
Meng, MIEAust  
Integrated Group Services