

CONSULTANT ADVICE NOTE

Project No:	L2414
Project Name:	84 Rogers St, Roselands
Date:	30/10/2024
Subject:	On-site detention requirement

UCE has been requested to provide stormwater management design advice for a proposed “change of use” development application at the above-mentioned address.

The proposed project is located within the Canterbury Bankstown local government area, hence the relevant design guides include:

- **Canterbury Bankstown Development Control Plan 2023, chapter 3.1 development engineering guide**
- **Development Engineering Standards Guide 2023**

Council issued a letter on the 3rd of October, stating some concerns in regard to the development application, main item relating to the stormwater management is extracted below:

1. Development Engineering

The application was referred to Council’s Development Engineer for their consideration. The following concerns were raised:

- a) The change of use falls under the Industrial category, for which an OSD system should be incorporated in the storm water drainage disposal design.
- b) Even without the change of use, the existing residential development has an impervious area percentage value of 80%, for which an OSD system should have been incorporated in the storm water drainage disposal design.

In respect to items 1a) and 1b), the letter states the OSD should be incorporated into a stormwater management design.

In my Opinion, based on the design provision within the council DCP, On site detention is only applicable to “new” developments. The “change of use” proposal does not meet the definition of a new development, as there are no structures or hard stands proposed to be constructed, the building is existing.

SECTION 7–ON-SITE DETENTION SYSTEMS

Explanation

On-site detention (OSD) is required where an increase in stormwater runoff, from a new development site, has an adverse impact to the receiving stormwater system. Provision of OSD is intended to reduce the potential for local flooding and damage to existing properties by limiting runoff from new developments to pre-developed levels. A suitably qualified civil engineer shall be engaged to prepare calculations and designs in accordance with these requirements. Notwithstanding the following criteria, Council may consider the need for OSD on a case-by-case basis where justified by sound engineering principles.

Therefore based on the extract above from the development engineering standards guide, I am of the opinion, OSD does not apply to the “change of use” development application, as the proposal does not include any new structures nor does it increase the stormwater runoff, on the receiving stormwater system.

Regards;

Bill Masri

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