



Re: 21 118059 DA 185 2021 (PPSWES-100) - WRPP - Attachment D
(Revised Conditions of Consent).PDF

Graham Gordon to: Kerry Rourke
Cc: "SKM Planning", Phil King, Kelly McNicol

09/11/2021 12:07 PM

Hi Kerry,

As mentioned in the Statement of Environmental Effects for DA 185/2021, this proposed development is south of the Main Branch Canal.

Also mentioned is that Council's Onsite Detention Policy makes comment that "within certain areas to the south of the Main Branch Canal, there may be benefit gained from allowing run-off to freely discharge off-site". This proposed development is located on the southern outskirts of the residential area along Walla Avenue and therefore it would be beneficial to release the stormwater flows as direct discharge so as to avoid potential clash with other peak flows from upstream catchment rainfall events.

As part of the pre-lodgement investigations Council engineers assessed the practicality of onsite detention and found that the existing site levels meant that a stormwater pump station would be required if detention was needed and this would not be ideal due to the risk of mechanical failure causing internal flooding. Therefore a gravity stormwater system that would flow to Walla Avenue was the preferred option and design calculations would be required to determine runoff flows into the Walla Avenue drain.

Condition #48, as worded in the attached revised conditions of consent, is tight enough and does cover Council requirements for the applicant to provide certified engineering calculations on the proposed stormwater drainage system and outline the discharge volumes. These calculations will be used by Council engineers when upgrades to the downstream system are designed which will enable the unimpeded direct stormwater runoff discharge to occur for the wider southern side catchment.

Regards

Graham Gordon

Director Utilities

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Griffith City Council acknowledges and respects the traditional custodians and ancestors of the land and waters where we work.



Kerry Rourke

Hi Graham, further to my earlier email, and m...

05/11/2021 05:10:58 PM

From: Kerry Rourke/Griffith City Council
To: Graham Gordon/Griffith City Council@Griffith City Council
Cc: "SKM Planning" <admin@skmplanning.com>
Date: 05/11/2021 05:10 PM
Subject: 21 118059 DA 185 2021 (PPSWES-100) - WRPP - Attachment D (Revised Conditions of

Hi Graham, further to my earlier email, and my current discussion with Phil King, do you think condition #48 is tight enough to cover what the Planning Panel seem to think they want in regard to the comments in the SEE about down stream works to the drainage channel?

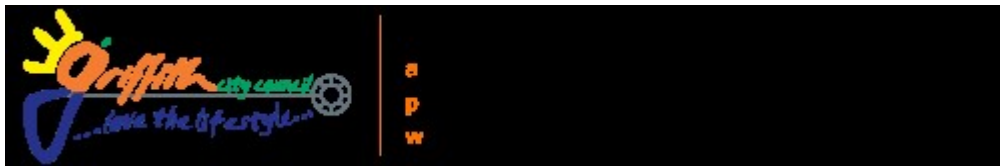
The panel want to make sure that if any works to cater for the proposed subdivision might be needed down the track off site, that these are done prior to issue of subdivision certificate.

Kind regards,

Kerry Rourke

Relief Town Planner - Acting DA Coordinator

p 02 6962 8169



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