

From: [David Ongkili](#)
To: [Simon Truong](#)
Subject: Additional comments for Montefiore Modification Proposal
Date: Monday, 14 December 2015 4:47:46 PM
Attachments: [image001.png](#)
Importance: High

Hi Simon

Please find some additional comments from our development engineers regarding drainage and traffic/parking that got left out. Grateful if you could take these comments on board as well. Sorry for any inconvenience.

"Drainage Comments

The applicant has provided a revised drainage concept plan / strategy with the submission. Reference is made to the original drainage strategy and works to date. Any resubmission that relies on either using the previously approved drainage concept or an equivalent system must fully document the operation of the previously approved drainage system. The applicant must demonstrate that, as a minimum, the drainage system for this development is an equivalent system, (with identical or improved outcomes in terms of downstream flows, overland flowpaths / flow rates and onsite detention storage). To assist with assessment of this application it is recommended that the applicant document the development and approval process for the previously adopted stormwater drainage concept plan, (including but not limited to changes to Council's drainage network, downstream constraints, treatment of potential overland flowpaths, results of the flood study undertaken for the site and provision of onsite detention).

Changes to the provision of onsite stormwater detention may require an increase in storage volume if suitable overland flowpaths are not provided for storms greater than the previous design storm event. Any introduction of pumps/pump wet wells needs detailed consideration as the pump wet wells must be sized for the 1 in 100 year storm event of 2 hour duration, assuming that the pumps are not operational.

Any new/relocated Council controlled stormwater pipeline must be located in an area readily accessible by Council's maintenance equipment, including trucks and excavators, (with no structures positioned over the pipeline). Suitable width drainage easements must be created over any new/relocated Council controlled stormwater pipeline.

Traffic / Parking Comments

The subject application has been considered by Council's Integrated Transport Team and no objections were raised. The proposed parking provision complies with Council's DCP and other relevant standards. Council reiterates the need for vehicles owned by staff members should be accommodated within the development site in readily accessible parking areas.

The existing and proposed vehicle circulation pattern throughout the site should be fully documented. Any changes to entry/exit points for the development should be fully documented.

The applicant must make adequate provision within the development for service vehicle delivery/loading bays."

Any questions, please call or e-mail me.

Regards - David

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