

Engineering Referral Response

Application Number:	Mod2022/0459
Proposed Development:	Modification of Development Consent DA2017/0385 granted for Construction of a Private Hospital with associated car parking signage and landscaping
Date:	20/12/2022
To:	Adam Susko
Land to be developed (Address):	Lot 2 DP 1145029 , 33 A Myoora Road TERREY HILLS NSW 2084

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The stormwater plans have been reviewed and the following further information is required in accordance with Councils Water Management for Development Policy:

- 1) The stormwater plans detailing the the provision of on site stormwater detention are to be supported with the provision of a DRAINS model for Councils review . Summary information is to be included in a supporting Stormwater management report as required by Councils Water Management for Development Policy.
- 2) The minimum information (see clause 9.7.3)as required by councils above policy is to be detailed on the stormwater management plans and in the Stormwater management report.
- 3) Water quality requirements are also detailed in councils policy and are also to be detailed on the stormwater plans and in the Stormwater management report. The Coast and Catchment team will also need to review the stormwater management plans .

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.