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**Response to Council RFI – Stormwater/Civil Items
for 40 Myoora Road, Terrey Hills NSW 2084**

4 April 2025

We refer to council's Request for Additional Information about Application (DA2024/1362), in particular the stormwater/civil comments. We would like to comment and provide responses to the issues raised specifically in the DA consent condition below:

Stormwater

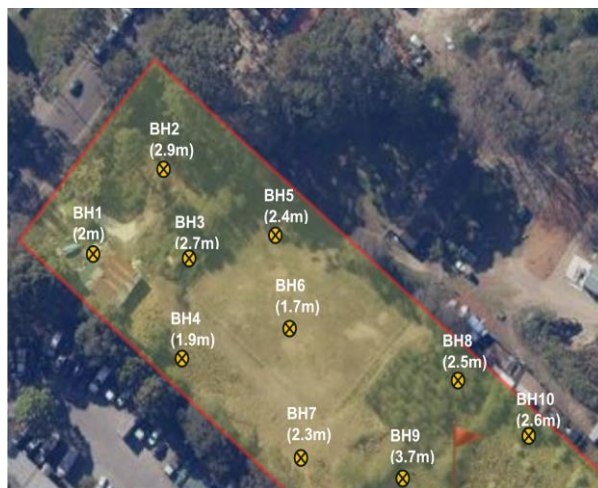
1. According to Council's records, a Council's stormwater lintel pit connects to a 1350mm Council's channel chamber travelling across the road. Please discharge stormwater runoff from the subject site to this kerb inlet pit which will resolve the surcharge issue from the boundary pit. An indicative location of Council's drainage infrastructures is attached at the end of this referral letter.
The outlet of the proposed OSD Tank has been updated to connect to the abovementioned 1350MM Council stormwater channel in Myoora Road. See latest Civil Drawings for more details
2. The 1350mm Council's channel chamber shown in Council's system is indicative only. A licensed plumber should investigate and locate this Council's channel chamber to double check its size, and to make sure it crosses Myoora Road and eventually goes to the creek. A copy of DRAINS model shall be submitted to Council for assessment.
A detailed survey has been undertaken to locate the exact size and location of the existing Council channel in Myoora Road. The latest DRAINS Model has been attached
3. The OSD system shall be sized for 1% AEP storm events with no surcharge in the 1% AEP storm events.
The OSD has been designed to capture, store and discharge runoff from the proposed development up to the 1% AEP storm event. Discharge has been limited to piped flow to ensure that there is no surcharge within the site or in Myoora road
4. Details of the overflow route from the OSD tank shall be provided and in particular, where the overflow from the OSD tank flows to shall be shown on the stormwater plans.
Overflow from the OSD tank will exit the tank via the grated lid over the treatment chamber and overtop the kerb which will drain towards Myoora Road. See latest civil drawings for more detail
5. It doesn't seem like all stormwater runoff to the OSD tank will go into the high early discharge chamber. How much area to the OSD tank will go into the high early discharge chamber shall be clarified on the stormwater plans and shall be taken into consideration in the DRAINS Model.
Design has been updated to ensure all stormwater enters the high Early Discharge via the filter chamber weir.
6. A section plan shall be submitted perpendicular to Section A through the filter weir and the 450mm orifice.
A section through the filter weir and orifice has been provided. See latest Civil set for more details
7. A section plan shall be submitted parallel to Section A through the high early discharge weir.
A section through the high early discharge weir been provided. See latest Civil set for more details

PRINCIPALS: MAGDA WEGNER BSc(Eng) MSc(Eng)
NICK MITCHELL, BSc, BE (Hons), FIEAust, CPEng
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8. Section 4.1 of the WMD Policy applies. The proposal must meet Table 5 – General Stormwater Quality Requirements. A MUSIC file was not provided. A MUSIC schematic was provided in the Stormwater Management Plan. Council does not support the use of proprietary devices for pollutant removal if they do not achieve natural water cycle processes such as infiltration, evaporation or transpiration; or have the potential to remove dissolved pollutants. The treatment chain does not meet the WMD Policy standards of design (section 4.1.2).

Referring to Council's DCP – Section 4.1.2 (D): Council specifies that they may approve the use of proprietary devices where these processes are limited (for instance in clay soils) when evidence is provided that demonstrates the performance of the device in the field. Referring to the latest Geotechnical report for this site, the Borehole in the area where the OSD/treatment chamber is proposed shows the presents of Clay and therefore the processes such as infiltration, evaporation and transpiration are limited.



FORTIFY GEOTECH				Fortify Geotech U2/538 Gardeners Road, Alexandria NSW 2015 Phone: 02 9188 4033		Engineering Log - Borehole Borehole No: BH01			
UTM : Easting : 0.0 Northing : 0.0 RL : N/A Total Depth : 2m		Driller Rig : Excavator Driller Supplier : Bayview Mini Excavations Logged By : Joe Stuart Reviewed By : Date : 02/05/2023		Job Number : S1694 Client : Gardoxi Pty Ltd Project : Proposed Commercial Development Location : 40 Myoora Road, Terrey Hills NSW					
Water	Depth (m)	Soil Origin	Graphic Log	Classification Code	Material Description	Moisture	Consistency	Testing	Sample
	0.05	Fill		GP	Fill GRAVEL (GP) : loose to medium dense, grey red, coarse sized, dry.	D	L-MD		
		Fill		CI	Fill sandy to gravelly CLAY (CI) : firm, medium plasticity, brown trace orange and red, fine to medium sized gravel, fine to medium grained sand, inorganic, w < pl to w = pl.		F		
	0.2	Alluvial		SW	Alluvial SAND: fine to medium grained, with low to medium plasticity clay, brown trace grey.	D	L-MD		
	0.4	Alluvial		SC	Alluvial clayey SAND: fine to coarse grained, low to medium plasticity, pale grey mottled orange trace brown.	M-D	L-MD		
	0.5	Alluvial		CL-CI	Alluvial sandy CLAY: low to medium plasticity, fine to medium grained sand, pale grey trace orange and brown.		S-F		
	0.8								
	1								
	1.5								
	1.8	Residual		SC	Residual clayey SAND: fine to medium grained, low to medium plasticity, pale grey mottled brown.	M-D	MD		
	2								

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I trust these comments above and enclosed information are suitable for your requirements and of assistance to you.

Yours faithfully,



Harshad Varsani BE(Civil)(Hons) MIEAust
for
Richmond + Ross Pty Ltd

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