

## Engineering Referral Response

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| <b>Application Number:</b>             | DA2023/1224   |
| <b>Proposed Development:</b>           | Alterations and additions to the existing garden centre |
| <b>Date:</b>                           | 05/02/2024  |
| <b>To:</b>                             | Claire Ryan   |
| <b>Land to be developed (Address):</b> | Lot 4 DP 737411 , 62 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 50m<sup>2</sup> 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 development requires on-site detention which is shown on submitted plans. A geotechnical report has been provided. A section 138 Application will be required for proposed kerb & gutter and footpath works. This will be conditioned.

The following amendments are required to submitted plans:

1. In accordance with Section 9.7.3 of the Water Management for Development Policy the following information is required: Longitudinal section of all pipe(s) from the OSD basin to the discharge point showing calculated flows, velocities, pipe sizes, type and class, grades, and invert levels of all pipes, all **utility services crossings, invert level of receiving pit on road** and a hydraulic grade line (where required).
2. Provide a DRAINS model of pre and post development conditions for the on-site detention system to Council for perusal.

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.