

Engineering Referral Response

Application Number:	DA2022/0456
Date:	02/09/2022
To:	Adam Susko
Land to be developed (Address):	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 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 submitted stormwater management plan has been assessed and it is considered that the 'Drains' computer model must be submitted to assist with the required conditions of approval for the system. The plans indicate two connections to the existing drainage pits in Mona Vale Road. Concurrence for these connections will be required from TfNSW.

The proposal includes a number of vehicular access points on each frontage of the site. It is noted that TfNSW has not supported the proposed driveway access off Mona Vale Road. As this issue must be addressed and supported by TfNSW, the final assessment of the vehicular access to the site cannot be completed.

It is noted that Council's Road Assets Team have requested the existing parking area in the road reserve adjacent to Mona Vale Road be reinstated to turf and kerb and gutter constructed along the Cooyong Rd frontage. These issues can be conditioned once any amended plans are submitted and concurrence from TfNSW is received for the proposal.

Development Engineering cannot support the proposal due to insufficient information to address stormwater management in accordance with clause C4 of the DCP.

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.