

Engineering Referral Response

Application Number:	DA2024/1362
Proposed Development:	Demolition works and construction of mixed use hospitality venue with supporting car parking, servicing and landscaping works
Date:	03/12/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 180 DP 752017 , 40 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

3/12/2024

This proposal is for demolition of the existing structures and construction of mixed use hospitality venue with supporting car parking, servicing and landscaping works.

Council's Development Engineer requests additional information regarding the stormwater design and the site access.

Stormwater

The site currently drains via surface overland flow towards Myoora Road. There are two Council's kerb inlet pits located in front of the site along Myoora Road.

Stormwater from the subject site drains to an OSD tank which connects to a boundary pit, then connects to Council's kerb inlet pit in front of the subject site. The total impervious area is approximately 7,290m² accounting for 46% of the total site area. The proposed roof areas is approximately 2423sqm.

A surcharge pit is proposed within the driveway to spread the surcharge flows which a 300mm diameter outlet pipeline cannot accommodate. A 525mm outlet pipeline from the OSD tank is proposed with a 450mm orifice provided.

Council's Water Catchment team does not support the current proposed water quality control measures.

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- 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 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.
- The OSD system shall be sized for 1% AEP storm events with no surcharge in the 1% AEP storm events.
- 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.
- 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.
- A section plan shall be submitted perpendicular to Section A through the filter weir and the 450mm orifice.
- A section plan shall be submitted parallel to Section A through the high early discharge weir.

Site Access and Parking

The proposed vehicular access is from Myoora Road.

An overflow carpark is proposed at the south-eastern part of the site. The driveway gradients seem generally satisfactory for the proposed car parking subject to conditions.

TfNSW does not support the current proposal due to the impacts on the intersection of Aumuna Road and Mona Vale Road.

Council's Development Engineer requests additional information regarding the site access as detailed below.

- The proposed pedestrian access within Council's Road Reserve shall be shown on the plans.

Flooding

The site is adjacent to the top of the catchment, so a flood report is not necessary.

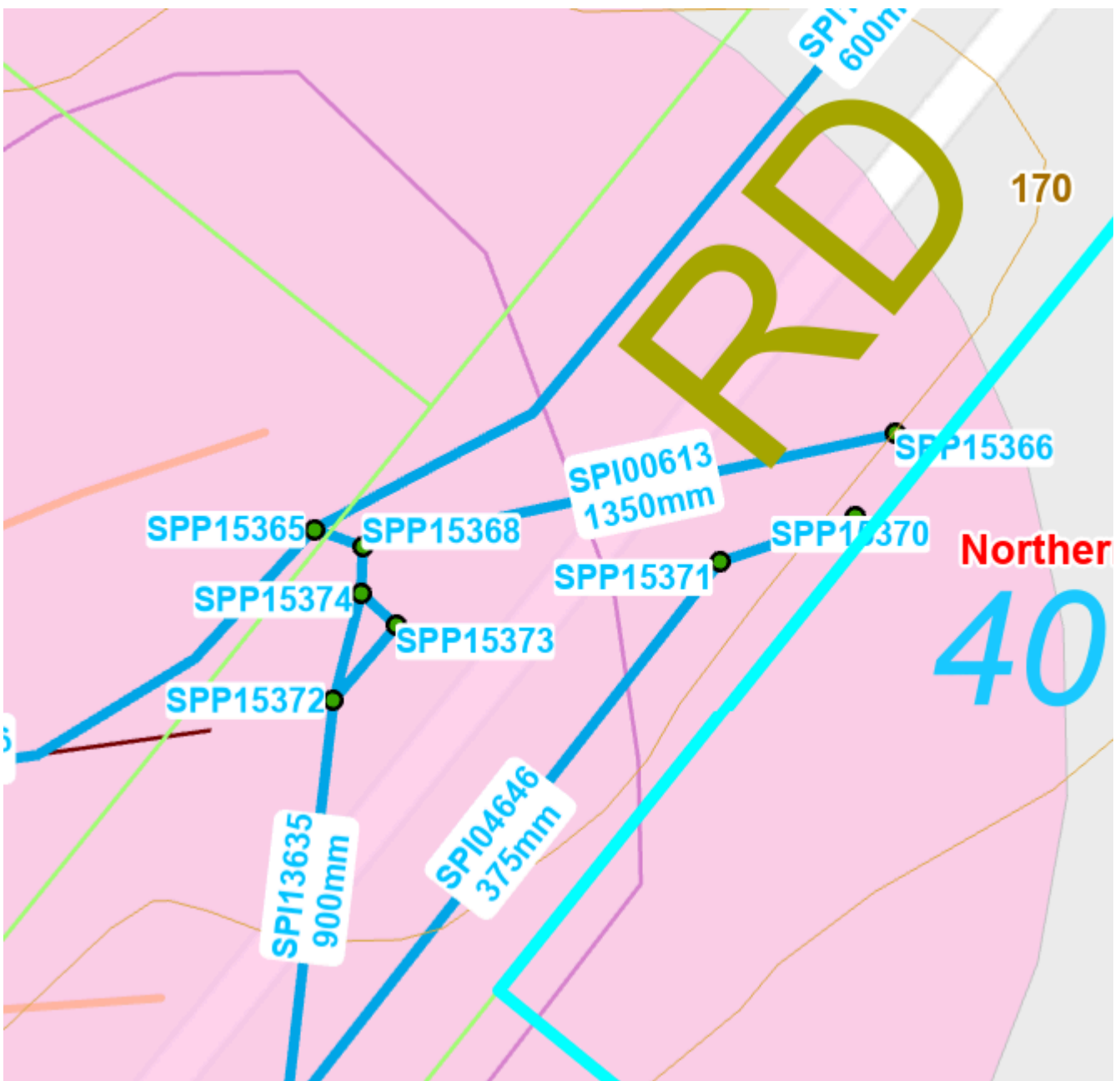
Geotechnical Investigation

As NSW publicly available groundwater monitoring wells in proximity to the site report groundwater levels in the area at depths greater than 45m below surface levels, it is unlikely that groundwater will be intersected during excavation works.

Responses to Submissions

Council's Traffic Team will comment on the impacts of the proposed development on the surrounding neighborhood.

Council's Indicative Drainage Infrastructures Location



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.