

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:	27/05/2025
To:	Claire Ryan
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

27/05/2025

Development Engineering 2nd Referral Comments.

Council's Development Engineer raises no objection to this proposal subject to conditions.

Stormwater

The amended stormwater design is acceptable on a merit basis.

3/12/2024

Development Engineering 1st Referral Comments.

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 accomodate. 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.

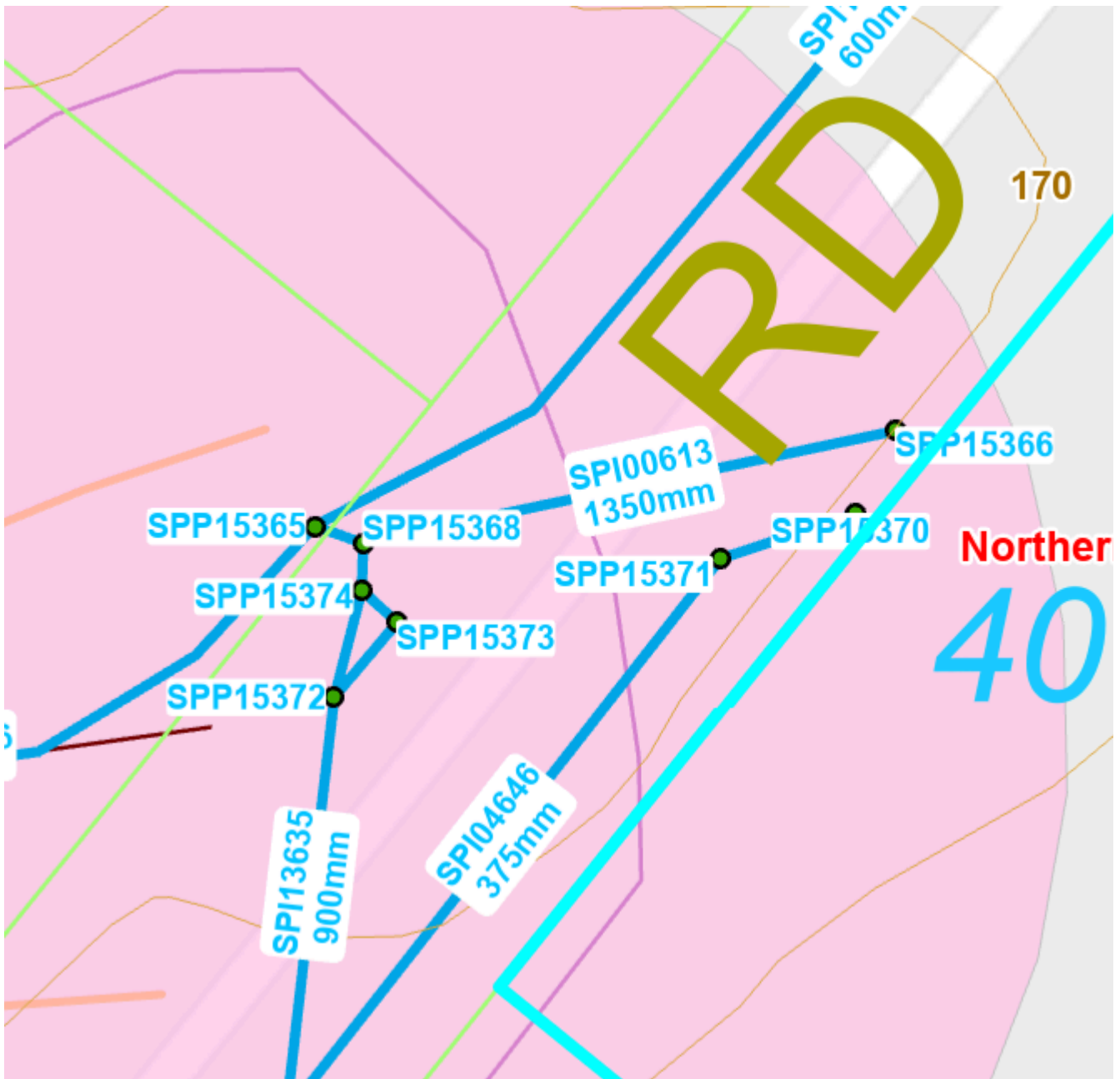
Geotechnical Investigation

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 supported.

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

Recommended Engineering Conditions:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Drainage Works

As security against any damage to Council's drainage system or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$20,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Richmond + Ross Pty Ltd, drawing numbers 230300 - C000 & C400, Rev D, dated 21/05/2025; C100, C101, C102, C103 & C110, Rev E, dated 21/05/2025; C130, Rev C, dated 21/05/2025; C150, Rev C, dated 04/04/2025 and C151, Rev A, dated 21/12/2023. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. The stormwater outlet pipeline from the OSD tank shall be connected to the existing Council's kerb inlet pit rather than connecting to Council's underground channel if feasible.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal of stormwater management arising from the development.

Access Driveway Design

The Applicant shall submit a design for the access driveway by a suitably qualified civil/traffic engineer in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Compliance with this consent.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of

the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the new vehicular crossover, new footpath, new pedestrian access and the proposed stormwater connection to Council's Stormwater Assets which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer.

The design must include the following information:

- Driveway long-sections along both sides of the new vehicular crossover prepared by a qualified civil/traffic engineer.
- Details of 1.5m wide new footpath along the full frontage of Myoora Road including cross-sections and long-sections
- Details of the proposed pedestrian access within the Road Reserve.
- Details of the proposed stormwater connection to Council's Stormwater Assets including all relevant levels.
- All reinstatement works required within the Road Reserve.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 and/or Construction Certificate plans. Works as Executed data certified by a registered surveyor in relation to boundaries and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to the Principal Certifier for approval prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

Positive Covenant and Restriction as to User for On-site Stormwater Detention

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a registered surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater detention within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

Certification of Access Driveway

The Applicant shall submit a certificate from a suitably qualified civil/traffic engineer certifying that the access driveway was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: Compliance with this consent.