

Engineering Referral Response

Application Number:	Mod2022/0459
Proposed Development:	Modification of Development Consent DA2017/0385 granted for Construction of a Private Hospital with associated car parking signage and landscaping
Date:	27/02/2023
To:	Adam Susko
Land to be developed (Address):	Lot 2 DP 1145029 , 33 A 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

UPDATED COMMENTS 27/2/23

The revised modified stormwater plans and report have been reviewed and it can now be determined what the changes to the approve Development Application stormwater management system are . There is now a new stormwater connection point to Councils existing inlet pit in Myoora Road (near northern boundary). It is proposed to replace the lintel with a butterfly grate. This will be satisfactory in terms of inlet capacities as there are number of adjacent inlet pits in Myoora road.

No objections to the modification subject to conditions.

PREVIOUS COMMENTS

The stormwater plans have been reviewed and the following further information is required in accordance with Councils Water Management for Development Policy:

- 1) The stormwater plans detailing the the provision of on site stormwater detention are to be supported with the provision of a DRAINS model for Councils review . Summary information is to be included in a supporting Stormwater management report as required by Councils Water Management for Development Policy.
- 2) The minimum information (see clause 9.7.3)as required by councils above policy is to be detailed on

the stormwater management plans and in the Stormwater management report.

3) Water quality requirements are also detailed in councils policy and are also to be detailed on the stormwater plans and in the Stormwater management report. The Coast and Catchment team will also need to review the stormwater management plans .

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:

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

Stormwater Drainage Application

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the stormwater connections to Councils existing kerb inlet pits in Myoora Road , including conversion of the northern inlet pit to feature a butterfly grate. The details are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.