

Engineering Referral Response

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| Application Number: | DA2021/2401 |
| Date: | 02/05/2022 |
| To: | Dean Pattalis |
| Land to be developed (Address): | Lot 1 DP 525554 , 5 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

Comments 2/5/22

The stormwater drainage plans submitted by Northern Beaches Consulting have been reviewed and are not acceptable for the following reasons:

- 1) The proposed threshold at the garage/shed entry is not an acceptable method for providing freeboard to the top water level of the above ground detention system. It will provide inconvenience to the users of the shed and will most likely be removed. The designer is to submit a design that complies with Councils water management policy in terms of providing adequate freeboard. A below ground tank option may need to be considered.**
- 2) The post developed flows up to the 1% AEP are considered acceptable , however the designer is also to provide the DRAINS model to council for review.**

Previous comments

The proposal to extend and widen the driveway and build a large garage is not supported as the applicant has not submitted a stormwater management plan addressing increased stormwater flow impacts on the downstream property.

The applicant is required to submit a stormwater management plan detailing the provision of on site stormwater detention in accordance with Council water management policy for development . All flows from the development are to be managed to limit hydraulic impacts on the adjoining downstream property.

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.