

Planning And Regulatory.G Douglass.GD
Reference: 5249161
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22 May 2015

Ms Pamela Morales
Planning Officer - Industry Assessments
Department Of Planning & Environment
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Dear Ms Morales

**PROPOSED CAR WASH FACILITY
CORMORANT ROAD KOORAGANG (DA 6988)**

I refer to your letter of 23 April 2015 seeking Council's comments on the above proposal.

The submitted documents have been reviewed by Council officers and the following comments are offered for your consideration:

Sewage management

Telephone enquiries made to the Hunter Water Corporation, regarding the availability of sewer, indicated that sewer will become available in a few months time, following the carrying out of works to extend a sewer connection to the site.

Having regard for the nature of the proposal and constraints on options for on-site sewage management systems, the availability of a connection to a reticulated sewer system is considered to be a critical aspect of the proposed development.

Acid Sulfate Soils

The proposal may generate the disturbance of acid sulfate soils. The disturbance of this soil has the potential to generate adverse environmental impacts and this issue should be adequately acknowledged and addressed.

Flooding

The site is located close to the Hunter River at a level of about 4.0m AHD which is well above the 1% Hunter River Annual Exceedence Probability (AEP) flood level of approximately 1.35m AHD. The existing 1% AEP Ocean flood level is about 1.3m AHD in the harbour with a predicted year 2100 1% AEP Ocean level of approximately 2.2m AHD.

Stormwater Management

The submitted Site Stormwater Drainage Plan provides for integration with the stormwater drainage system proposed for the previously approved service station.

Stormwater reuse, onsite detention and water quality treatment units are proposed to control site discharge for quantity and quality which, according to the details provided, satisfy the requirements of Council's Development Control Plan.

It is recommended that:

- All on-site stormwater detention or water quality treatment systems be individually identified and sign posted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013).
- A Maintenance Manual for all water quality devices be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual should address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual should be completed prior to occupation of the site for the intended use.
- Erosion and sediment control measures be implemented prior to the commencement of works and maintained during the period of construction in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the "Blue Book") published by Landcom, 2004. Controls should not be removed until the site is stable with all bare areas supporting an established vegetative cover.
- A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, be submitted to the Principal Certifying Authority and to Newcastle City Council prior to the issue of an Occupation Certificate. The plans should be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.

If you require any further information please contact me on telephone 4974 2728.

Yours faithfully



Geoffrey Douglass
SENIOR DEVELOPMENT OFFICER (PROJECTS)