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Stockland Trust

22nd July 2015

Dear Sir,

Summary of Response to Council Queries
Yennora Distribution Park

1.0 INTRODUCTION

This summary has been undertaken by Richmond+Ross Pty Ltd at the request of Stockland Trust Ltd. No responsibility to third parties under the law of contract, tort or otherwise for any loss or damage is accepted. This summary is intended to support the proposed DA in particular with respect to council comments in section 9 Development Engineering.

Council Item no.	Summary of Response	Documents
9A.i	Survey has been compiled from various sources for the site of the development and the adjoining areas	Survey Drawing Refer C10
9A.ii	Photos of existing flow paths have been undertaken, please note the proposed development is only in the vicinity of the Western overland flow paths.	Refer following photos
9.A.iii	Existing council approved storm water management plan from 2002 has been implemented to protect the existing and proposed buildings from the 1% AEP Flood Event. Those works were approved and constructed over 10 years ago. The works included interception pits, new swale drains, new OSD basins and underground diversion pipes to protect the whole of the site from overland flows and site generated flows.	Refer copies of attached plans and council approved reports.
9.A.iv	Based on previous flood assessments the 1% AEP water level in the adjacent drainage paths is 18.70m AHD in the swale in the existing creek (photo3/4) level is 19.14m AHD, with no potential to flow into the development area due to existing mounds and walls. A floor level of 19.50m AHD was adopted for development in this area which is greater than 500mm above 18.70m AHD.	Refer drawing 020083-SMP02 rev A
9A.v	No changes are proposed to fences in overland flow areas	
9.A.vi	DCP 2013 part A section 8, Flooding is contained behind mounds and walls separating flood prone areas from the development site. The only part of the site at risk from the PMF is the flow into the interception/ cut off swale. The flow into this drain is inlet controlled and as such the PMF will result in ponding behind the mound and it is not possible to overflow into the drain adjacent the proposed development.	Refer attached calculations for swale.
9 B	On site storm water detention and water quality has been addressed by existing control structures specified in the approved storm water masterplan. The existing OSD basin has been sized and constructed , in advance of the current development, with allowance for 100% impervious area in the proposed development areas. Stockland will provide 60Kl in two storage tanks for roof runoff collection for toilet flushing	Refer copies of attached plans and council approved reports.
9C	Easement issues should be addressed to Stockland Trust, Copies of existing drainage and flood information is attached.	Refer copies of attached plans and council approved reports.



Western



Eastern

Photo 1 & 2 Existing low points in Dennistoun Ave

crest/ catchment boundary

Note: entry structure and mound behind which prevents PMF flows from entering site



Photo 3 & 4 Existing Creek behind acoustic wall adjacent new works area note mound and wall prevent overland flows entering development site.



Photo 5 & 6 Existing Swale behind acoustic wall adjacent new works area note mound and wall prevent overland flows entering development site.

I trust these comments and information are suitable for your current requirements and of assistance to you, however should you have any queries please feel free to contact the undersigned at any time.

Yours faithfully,

Nick Mitchell BSc BE(Hons) FIEAust CPEng RPEQ5124 NPER (Structural & Civil)
for Richmond + Ross Pty Ltd