



Ref: 300001PM MO/LF

6th September 2019

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

Attention: Chris Koukoutaris

Dear Chris,

**RE: IVANHOE ESTATE STAGE 1 DEVELOPMENT APPLICATION,
STORMWATER AND DRAINAGE ASSESSMENT ADDENDUM**

1.0 BACKGROUND

ADW Johnson was engaged by the Aspire Consortium, to undertake a Stormwater and Drainage Assessment to accompany a State Significant Development Application (SSDA) for Stage 1 of the Ivanhoe Estate redevelopment.

The original Stormwater and Drainage Assessment (reference 300001-Stormwater and Drainage Assessment - Stage 1 Revision G, dated 5th October 2018) was undertaken to determine the stormwater quantity and quality controls required for Stage 1 of the development in order to meet the requirements of Ryde City Council.

Stage 1 of the development consists of the entire road network and all works associated with buildings A1 and C1. Despite being included in the one (1) DA, it is proposed to construct the road network in multiple stages.

It is noted that an overarching Stormwater and Drainage Assessment was completed for the masterplan DA which outlines the general requirements for the individual stages of the development. The Stage 1 assessment outlined compliance with the overarching principles and detailed the specific requirements for lots A1 and C1.

Throughout the SSDA process for both the masterplan and stage 1, a number of changes have been made to the masterplan layout which will have an impact on the proposed stormwater controls. This letter has been prepared to discuss the impact of the layout changes and their specific impact on the proposed stormwater controls in Stage 1.

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2.0 MASTERPLAN CHANGES

As mentioned above, throughout the SSDA process the masterplan has been refined in order to satisfy a number of different issues raised by different authorities.

As the stormwater controls proposed in the original assessment were provided on a lot by lot basis, only changes to the proposed built form within the individual lots will have an impact on the stormwater controls for the development. For comparison purposes, a copy of the original and updated masterplans have been attached to this letter.

Upon review of the attached amended masterplan, it is noted that the majority of changes are related to the built form layout not associated with Stage 1. It can be seen that buildings A1 and C1 have not changed.

It is noted that a significant change to the road network has occurred with the removal of the Epping Road intersection and associated internal road. Despite this change, it is noted that, based upon the requirements of council, the road network was not considered from a stormwater strategy perspective in the original Stage 1 assessment. The amended stormwater layout in this area can be seen in the amended Stage 1 concept engineering drawings whilst discussion around its impact on the overall development's stormwater strategy can be seen in the masterplan Stormwater and Drainage Assessment and associated addendum letters.

Based upon the above it is considered that the original Stage 1 Stormwater and Drainage Assessment is still valid and does not need to be amended based upon the changes to the masterplan.

3.0 CONCLUSION

This letter was provided to assess the likely impact of changes to the Ivanhoe Estate masterplan on the Stormwater and Drainage Assessment, submitted as part of the Stage 1 SSDA.

It has been found that the masterplan changes do not affect the areas associated with Stage 1 and therefore the original Stormwater and Drainage Assessment is considered to be valid and therefore does not need to be amended.

We ask that you please do not hesitate to contact the undersigned should you require any additional information, seek clarification on any item or wish to further discuss.

Yours faithfully,



Ben Myles
Civil Engineer
ADW JOHNSON

Previous Masterplan



Proposed Masterplan

