

17 July 2025

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Dear Adrian ,

**Re: 410-416 Victoria Avenue - DPHI Response to Submission 4th June 2025 & Willoughby City Council Letter 2nd June 2025**

1. Introduction

This letter provides commentary and clarification in response to the points raised in the Willoughby City Council (WCC) Letter dated 2<sup>nd</sup> June 2025, specifically the items detailed in Section 16.a.iii Stormwater Management.

2. Reference Documentation

The following reports and documentation were completed by Northrop and submitted with the EIS as Appendix V:

- Stormwater Management Report (REF: SY242872-00-CV-RP01-1)
- DAC 0000 Cover sheet, drawing schedule and locality plan
- DAC 0101 Specification notes
- DAC 1001 Sediment and erosion control plan
- DAC 1101 Sediment and erosion control notes and details
- DAC 3001 Siteworks and stormwater management plan - ground floor
- DAC 3101 Siteworks and stormwater management plan - level 02
- DAC 3201 Siteworks and stormwater management plan - level 04
- DAC 5051 Stormwater catchment plan
- DAC 6101 Details - sheet 01
- DAC 6102 Details - sheet 02

3. Response to Willoughby City Council Comments

*WCC Comment: All below ground OSD tanks is not be located underneath habitable floors and are to have access grate diagonally opposite the outlet for ventilation and cleaning purposes. It is not demonstrated how access for maintenance requirements, preventing the mixing of pool water and OSD will be managed. It is not clear how the below ground OSD is accessible in line with AS 286.5- Safe working in confined spaces with no step iron provided for OSD tanks deeper than 900mm.*

Northrop Response:

The proposed OSD is not located below ground; instead, it is suspended at Level 2 slab level due to the shallow depth of the existing stormwater infrastructure along Victoria Avenue.

The pool coping is set at RL 104.66, which is 400mm higher than the adjacent pool terrace and the OSD top lids. This elevation difference ensures that stormwater cannot enter the pool. Additionally, the pool is fully covered, eliminating the risk of overflow from rainfall. Refer to architectural drawing DA252 for detailed pool levels.

Step irons can be installed in all OSD access lids, with details to be provided during the Construction Certificate (CC) design stage.

*WCC Comment: It is to be confirmed if the louvres are fixed to ensure no blockages occur. Council's preference is for these to be open to ensure full opening for overflows to discharge freely.*

Northrop Responses:

Architectural louvre details will be provided at the detailed design stage. The louvres will include adequate openings to facilitate emergency overflow discharge while also preventing vermin entry.

*WCC Comment: Council has concerns with discharge onto the awning and spreading onto the pedestrians below. It would be preferred to direct flow away via downpipe.*

Northrop Responses:

A 150mm emergency overflow pipe has been provided at the top water level (TWL) to direct overflow to the site's legal discharge point. Overflow slots will only be activated in the event of a blockage in this pipe. In such a case, the overflow from the slots will be directed to an eaves gutter, which will include a downpipe at its end to convey flow to the site's discharge point. The gutter will be sized during the detailed design stage to accommodate the 1% AEP flow. It is expected that the gutter will only overflow if a blockage occurs. A maintenance schedule for both the gutter and OSD system will be included in the CC design documentation.

#### 4. Summary

*The Council comments have been adequately addressed within the documentation submitted with the SSDA, or where additional detail has been requested the project is capable of complying and this will be demonstrated in the For Construction issue documentation required for the Construction Certificate.*

Yours sincerely,

**DULANI WEERAMANTHRIE**

CIVIL ENGINEER