

Date: 27/01/2026**Project: 372-374 Mann Street & 35-37 Dwyer Street, North Gosford NSW****NSW Government ref No. SSD-69773460****Client: The Trustee for Stockbridge Property Unit Trust****RE: Response to Department of Planning, Housing and Infrastructure RFI letter (Dated 27 November 2025) – Engineering matters**

Dear Sir/Madam,

We are writing in response to the civil/stormwater management-related items mentioned in the RFI letter.

- *RFI #4 – reviewing the grades of the proposed private road to ensure that stormwater flows from Dwyer Street do not enter the site via the private road, noting this may involve changes to footpath levels and development levels in the vicinity of the private road.*

Response: Private road longitudinal section altered to introduce a crest on the boundary line at the intersection of private road and Dwyer Street to ensure that stormwater flows from Dwyer Street do not enter the site.

- *RFI #5 – providing information that demonstrates how the existing 450mm diameter Council stormwater pipeline that the development proposes to connect to has the capacity to accept additional stormwater flows from the development.*

Response: As set out in Section 5, and in particular Section 5.2, of the Civil Engineering Report prepared by this office, the inclusion of the proposed on-site detention (OSD) system ensures that post-development stormwater flows are reduced to pre-development levels. This has been demonstrated in both the stormwater plans and the accompanying engineering report. Accordingly, no additional flows will be discharged into the existing 450 mm diameter downstream pipe.

Furthermore, based on the DRAINS hydrological modelling, with the inclusion of the OSD system, the post-development peak flow for the 1% AEP storm event is reduced to 0.332 m³/s compared to the pre-development peak flow of 0.384 m³/s. Similarly, for the 5% AEP storm event, the post-development peak flow is reduced to 0.239 m³/s from a pre-development peak flow of 0.243 m³/s.

The hydraulic modelling demonstrates that under post-development conditions, peak flow rates are reduced relative to existing conditions. Accordingly, the proposed development will not result in any additional flow loadings to the existing downstream drainage network.

Table 6: Post and Pre developed peak flows

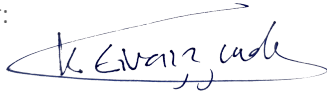
	5% AEP	1% AEP
Post- Developed Peak Flow (m3/s)	0.239(0.194+0.045)	0.332(0.26+0.072)
Pre- Developed Peak Flow (m3/s)	0.243	0.384

Thank you for your attention to this matter. We look forward to your favourable response.

Yours truly,

Smart Structures Australia

Per:



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