

Department of Planning, Housing and
Infrastructure
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Attachment: DRAINS Model [electronic copy]

Your Reference

The Boulevard, Punchbowl, Affordable Housing
(SSD-83256463)

Our Reference

703103419-006

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**150 The Boulevard and 34 Dudley Street,
Punchbowl | Affordable Housing**

10 December 2025

Dear Paulina,

Thank you for your feedback regarding the recent Integrated Water Management Plan prepared by Mott MacDonald (MM) for the development at 150 The Boulevard and 34 Dudley Street, Punchbowl. I value the opportunity to provide clarification in relation to points 1.1 and 1.2 of the City of Canterbury Bankstown Council (CBC) letter, dated 27 October 2025. We trust that our response addresses the queries that have been raised.

Stormwater: Item 1.1

CBC Comment: *"The proposed design of the underground On-Site Detention (OSD) will not be supported with its current connection to the new inlet pit within Dudley Street, because proposed OSD storage will not be achieved as intended due to backwater effects, drowned orifice and dead storage."*

MM Response: Since the site is not affected by floodwater, we assumed tailwater level of 150mm below the grate level based on industry standards. The tank base/orifice centreline is precisely set at RL 37.90, which is above the tailwater level, therefore orifice is not submerged; and the tank has been accurately sized. Additionally, a copy of the DRAINS model electronic file is attached for review.

Stormwater: Item 1.2

CBC Comment: *"The proposed design is intrusive requiring the installation of a new 375 Ø new concrete pipe (approximately 25m long along the kerb line within Dudley Street). The site enjoys a generous natural slope which provides an ideal platform for a less intrusive stormwater design following the natural slop, where stormwater can easily be discharged onto the kerb within Boulevard without the need for a new street stormwater system along Dudley Street, this kind of design is reserved for difficult, restricted and flat site with hardly any slope, which is not the case for the subject site."*

MM Response: The additional DN375mm pipe in the public domain was proposed to avoid placing the OSD further downstream, where there are trees to retain. This decision to run the proposed pipe in the public domain was coordinated with the project arborist, Arterra, to prevent encroaching on the existing retained trees' TPZ. Please refer to the snapshot in Figure 1 below.

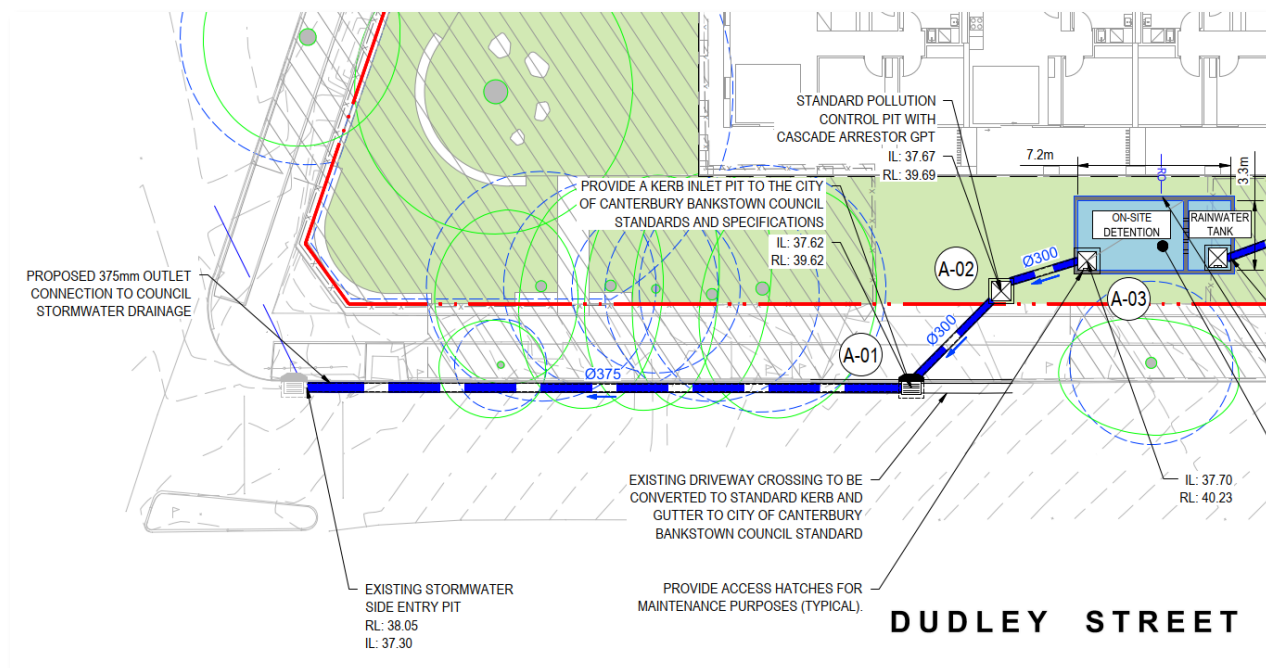


Figure 1: Excerpt from MM drawing number C-0051, Rev. 02

Stormwater - Asset Systems & Planning: Item 1.2

Connection to Council's Existing Stormwater Pit — recommendations:

CBC Comment: “Pit Connection Details - Confirm the size and depth of existing pit being connected into, and invert levels of existing pipe immediately located downstream. Ensure that the proposed design allows stormwater to drain by gravity.”

MM Response: The required information is detailed in the civil plan prepared by Mott MacDonald, drawing number C-0051, Rev. 02. Please refer to Figure 1 above.

CBC Comment: “Structural Condition - Confirm if the existing pit being connected into is structurally adequate for receiving the upstream connection.”

MM Response: Noted. This can be evaluated during the detailed design and construction phase.

CBC Comments: “Stormwater – Pre and Post-Construction CCTV Report - To ensure Council's stormwater infrastructure are adequately protected, a pre and post construction CCTV report on the existing pit where stormwater connection is proposed shall be submitted to Council as part of the Works Permit.”

“New Stormwater Pit and Pipe – The new stormwater pit and pipe on Dudley Street shall be in accordance with CBC Standards and Specifications.”

MM Response: Noted. These are standard procedures, which will be performed prior to construction.

I trust this response offers clarity regarding the stormwater drainage aspects of the proposed development and illustrates that appropriate consideration has been given to mitigating risk to occupants, property and infrastructure.

Kind regards,

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