

Goodman Response to Bayside Council RFI, email dated 09.03.22

Council Comment:

- *The Flood Storage Assessment memo provided by Turnbull Engineering contradicts with the Environmental Impact assessment. EIA states that the diameter of the piles will be reduced to 400mm from original 800mm diameter. However, Turnbull Engineering calculated storage based on the 800mm diameter and as built survey;*

Response:

The Turnbull report outlines that there is spare capacity in the basin that what is included within the flood model, being a total of 3,197 cubic meters (a design capacity of 25,324 m3 versus the as built capacity of 28,521 m3).

The Turnbull report does not calculate the change in volume loss associated with the proposed modification using more piles at closer spacing and smaller diameter. This is assessed by BMT in its advice provided as part of the application. As described in the EIA, the BMT assessment concluded that the storage volume loss as a result of the modification will be approximately 35 m3. This remains less than approximately 0.14% of the total storage capacity of the basin.

Council Comment:

- *The EIA also indicates that a 10m wide corridor is proposed to allow maintenance of the flood storage basin underneath the warehouse podium. However, the preliminary structural plan confirms that that the gap between piles will be reduced to 3.5 along the easement. The applicant needs to confirm whether a 3.5m gap will be sufficient to accommodate the maintenance vehicle for the whole area. A swept path analysis may be required to demonstrate that a maintenance vehicle can move freely around the basin;*

Response:

The 10m wide corridor is provided through the centre of the deck as noted on the structural plans. Refer to comment and arrow above the deck. This is a clear span 10m distance between piles running east/west and meets the requirements of the easement to Orica. The piles that are spaced 3.5m apart sit outside this easement area, and will not impact the access requirements of the easement.

Council Comment:

- *The Flood Impact Assessment (FIA) report prepared by BMT WBM is considered acceptable. BMT has confirmed that the offsite impact due to the development is negligible and similar to the original proposal. However, Council's concerns remains that this may be the first of multiple similar modifications to the SSD which will result in an incremental reduction in the flood storage capacity of the basin;*

Response:

DPE and Council will have opportunity to assess and review any future SSD applications, and if these are found to have unacceptable impacts, these applications can be refused at this point. Goodman is currently procuring builders to construct the deck as submitted to DPE within this MOD.

Council Comment:

- *The FIA also assumes that the under-croft basin area will consist of a permeable layer. The post-construction survey needs to confirm that the basin will remain as a permeable layer and a condition should be imposed to this effect.*

Response:

Noted. Request relevant condition of consent to this effect.