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Our Ref: DA S29/3/97-MOD-1

Mr Paul Mitchell
City Plan Services
S6.02, 120 Sussex St
SYDNEY NSW 2000

Dear Sir,

**Eastern Creek Karts (DA S29/3/97)
Section 4.55(2) Modification for Earthworks and Drainage (MOD 1)**

Thank you for civil works, drainage and landscape information prepared by Martens & Associates and Conzept Landscaping Design and received by the Department on 30 July 2021. The Department's assessment of this recent response to its Request for Information (RFI) raised some design and safety matters to be resolved prior to further consideration.

A brief outline of design matters requesting clarity are attached in Appendix 1. The Department requests you provide a response to design matters raised in Appendix 1 and respond to the Request for Information by 10 September 2021.

If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any enquiries, please contact Chris Fraser on the details listed at the top of this letter.

Yours sincerely,

19/08/2021

Joanna Bakopanos
Team Leader, Industry Assessments
Planning and Assessment

Appendix 1

1. Southern Swale clarification

As per the Department's RFI request of 13 May 2021, the southern swale may prevent some flooding of adjacent property. In Appendix 1 Section 2.6, it is requested the swale extend to the eastern lot boundary to capture upstream areas and provide conveyance to drainage node 1A102-02. An additional structure may be considered to assist appropriate design for the terminating swale end. Please provide post-development topography, batter design and details on Plans for that area to show how upstream catchment areas adjacent the eastern lot boundary are managed and conveyed to the node.

2. Barriers

As indicated in the Department's RFI letter of 13 May 2021 Section 4, steep batters must be protected from errant vehicles. Please provide details of the barrier which should include a plan showing all areas, adjacent car park ramps and modules, proposed to be protected, and a section through the barrier design and footing. The plan must be prepared by a suitably qualified Structural Engineer.

3. Proposed Landscaping on steep batters

Landscaping Plan LPS4.55 - 22/31 by Conzept Landscape Architects is noted. Concern is raised for the planting of tall canopy species *Angophora costata* and *Corymbia maculata* in areas :

- near proposed pipe drainage, or
- on steep batters and retaining wall systems that may not have anticipated all design load surcharges.

It is requested the Engineer and Landscape Architect confirm suitable locations for the canopy species where mature tree growth would not impact the service life of drainage pipes, and the Engineer provide assurance for the structural capacity and safety of the proposed batter and retaining wall systems given the canopy trees' anticipated surcharge loadings.

Should any planting be reconsidered due to drainage or structural capacity concerns, please provide a revised planting design prepared by the Landscape Architect and supported by the Engineer in writing, to address matters of visual impact raised by the Department in the RFI letter of 13 May 2021 Appendix 1 Section 6.

4. Track Safety

Please provide written confirmation the Track Safety Auditor has reviewed the Plans and is satisfied the proposed works comply with track safety design requirements and the following :

- the proposed run-off distance from the track for karts that come off the track is adequate;
- the proposed location of tyre barriers is adequate; and
- the proposed levels to the extent they are essentially flat for the trackside distance is adequate

5. Construction period data

Please provide an estimate of how many jobs would be generated by the proposed works and for how long. Please indicate if any operational phase jobs would be created and how many.