

Ref: SY140494



08/09/2016

Akalan Projects Pty Ltd
104 Alexander Street
Crows Nest NSW 2065

Attn: Mr James Pearce

Dear James

**Re Northside Clinic Development, 10 Herbert Street, Artarmon
Department of Planning & Environment Response**

Department of Planning & Environment (DoP&E) Reference: SSD 7588

Please find below our response for your review to the DoP&E, Northside Mental Health Facility Response to Submission letter dated September 6 2016. This letter report responds to the submission from Willoughby City Council and specifically to discussion point 6 of that document.

Discussion/Response 6. Stormwater (Drainage)

The stormwater management plans submitted with the SSD are considered inadequate and inaccurate in their current form. The stormwater drainage management plan should be redesigned in order to allow the overflow of the proposed on site detention system to be discharged to Frederick Street without causing any extra runoff to the downstream properties, as there is no underground pipe system fronting the proposed development.

A separate Development Application 2016/276 was submitted with Council for the augmentation of an existing stormwater pipe that benefits the adjoining property upstream, of the site. This application has been determined by the way of approval conditions.

ACOR Response:

The stormwater drainage management plan submitted for the development site, allows for all stormwater drainage from the site to be directed through an on site detention (OSD) system before discharging to the Council stormwater drainage network. This meets Councils requirements as specified in the Willoughby Development Control Plan (WDCP) Attachment 24 - Stormwater Design Elements and Attachment 25 On-Site Detention.

The OSD has been designed to discharge to the existing interallotment stormwater pipe that traverses the site to the benefit of the property upstream. A separate DA application has been made to Council, as stated above, to divert this existing pipe to suit the proposed development footprint.

The design intent is to upgrade the existing interallotment stormwater drainage as part of these works to allow the OSD to connect to this system without exceeding the capacity of the network. Any overflow from the OSD tank discharges to the kerb in Frederick Street as per Council requirements.

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A Hydraulic Grade Line analysis and OSD design has subsequently been completed since the initial application and confirms that there will be no additional runoff from the site to either Councils stormwater drainage or to downstream properties as a result of the development.

The initial submission was also accompanied by an Overland Flow Study completed by ACOR. The report concludes that the development is not subject to flooding from overland flow from Frederick Street and will not impede the passage of floodwater to cause a rise in water upstream of the property.

If you have any questions or require further information please do not hesitate to contact the undersigned.

Yours faithfully

ACOR Consultants Pty Ltd

A handwritten signature in blue ink that reads 'Nathan Pearce'.

Nathan Pearce
Civil Engineer