

29<sup>th</sup> August 2025

Enquiries: Jackson Bramley

Project No: 301351072

3-5 Help Street, Chatswood

**RE: 3-5 Help Street Chatswood  
RtS Response**

Stantec have prepared this letter on behalf of Loftex as a written response to Willoughby City Council's review of recently submitted SSDA documentation. This letter provides a statement on the stormwater management within 3-5 Help Street, Chatswood development in support of the SSDA application of the site to Willoughby City Council. The comments from Willoughby Council are quoted in italics, followed with Stantec's response in bullet points.

Willoughby City Council have raised matters concerning civil design from the recent SSDA submission for the development. The below response has been provided to assist Willoughby City Council understand how these items have been addressed with resubmitted design documentation.

**WCC-9.1 Stormwater management**

*The stormwater management system includes an OSD system, as required by Part I of the DCP and Technical Standard 1. However, the system proposed does not reduce peak flows to meet Council's permitted site discharge (PSD) requirements. The proposed system limits peak flows from the site in the 1%AEP storm to 65L/s and not the 39L/s required to comply with Council's requirements. The documentation has provided the analysis of the 1%AEP water level immediately downstream of the OSD tank. The analysis has detailed that the 1%AEP water level at the OSD tank is RL 91.46m, while the base level of the OSD tank is RL 91.38m. Council requires that the base level of the tank is above the 1%AEP water level, so that the downstream water level does not impact the operation of the OSD system and that the required PSD can be achieved. To achieve this requirement, the base of the tank needs to be raised to RL 91.45m. Details have not been provided to confirm that floor levels in the building immediately adjacent to the tank are a minimum of 300mm above the overflow grates in the top of the tank. However, we believe that this is achieved. Stormwater quality improvement measures are proposed and details have been provided to confirm that the measures comply with the requirements of Part I of the DCP and Technical Standard 1..*

The Civil Engineering Documentation and design has been updated to increase the OSD tank volume to a maximum 111m<sup>3</sup> storage, with a base of tank RL of 91.45m. Due to the area of bypass that is unable to be captured by the stormwater management system along the Help Street frontage, the OSD has been required to store and release runoff to a maximum of 14L/s in the 1% AEP storm event. With 25L/s being discharged from the Help Street frontage bypass, the total permissible site discharge from the site is 39L/s. A DRAINS model has been prepared with updated levels, tank storage and tank orifice plate demonstrating this.

Water quality management remains the same as the original submission, with proposed water quality measures meeting required pollutant reduction targets for the development.

Civil Design Documentation has also been provided with comments addressed.

**WCC9.2 Overland Flow**

*A Flood Risk Assessment Report has been provided for the site, which details flood levels around the site and compliance of the development with minimum floor level requirements. The report details that the proposed development meets all Flood Planning Level requirements, except for the main vehicle access ramp to the basement. Council's Technical Standard 2 (an Appendix of Part I of the DCP) requires that basement access adjacent to a flow path is to be at a minimum level of the 1%AEP flood level + 500mm or the PMF, whichever is higher. From the Flood Risk Assessment Report, at the location of the proposed vehicle access, the 1%AEP flood level is 91.40m and the PMF level is 93.54m. The report details that in this location it is not possible for the vehicle access ramp to be at the*

*PMF level, due to the height above the roadway, and that the ramp level is set at 94.91m, which is above the 1%AEP +500mm level. Council has no objection to this, which is in line with the level approved as part of the DA.*

Noted. The resubmitted Civil Design Documentation addressing comments above, have had no impact on agreed driveway levels from the previous submission. The basement flood management strategy aligns with the strategy that Council has no objections to.

Please contact the undersigned for any questions, concerns or further information required.

Yours sincerely,

**Jackson Bramley** BE(Civ), MEIAust, NER, NSW DBP

**Associate Director, Civil Team Lead**

For and on behalf of

**Stantec Australia Pty Ltd**