



Reference: 20240241-L07_ssda response letter.docx

Date: December 3, 2025

Captag Investments Pty Ltd
Attn: Jin Soon Ng
By email jng@capioproperty.com.au

Dear Sir,

RE: 15A & 15B MOSELEY STREET, CARLINGFORD – RESPONSES TO ENGINEERING COMMENTS RAISED BY THE DEPARTMENT

We have reviewed the comments raised by the department. Please see **SGC** response to the comments.

Stormwater

1. Swale to capture flows from the local upstream catchment and drain separately to the OSD system.
SGC: Upstream runoff will be captured and transferred to the easement trunk mains which bypass the OSD.
2. Drowned orifice conditions are to be considered for the OSD system with the tailwater level taken as the top of kerb level downstream,
SGC: The drowned condition has already been considered and approved by Council. The design of the OSD is compliant with the requirements of the local council.
3. Ensure that the proposed easement diversion is consistent that approved by DA/222/2024 and Council's approval is obtained to relocate the easement and reconstruct the system in the proposed locations,
SGC: The detailed design of the trunk main diversion has already been approved by Council and is currently under construction under the supervision of council.
4. Ensure that the stormwater drainage plans and flood protections measures are consistent with those approved in DA/222/2024,
SGC: The stormwater design is designed as per the approved plans by Council at DA stage.
5. The minimum bund level for the basement driveway ramp from Donald Street should be RL100.27m AHD as per the Northrop assessment (SY231114-00-CVLE01-1, dated 7/11/24),
SGC: refer to amended civil concept plans which increase the crest level from 100.20 to 100.27.
6. The proposed driveway ramp from Moseley Street is not shown on the stormwater drainage plans and appears to be completely negative fall from Moseley Street. A section of positive fall shall be included in this driveway to ensure that kerb flows in Moseley Street do not enter the property. The proposed location of this driveway also conflicts with the proposed kerb inlet Pit 1.03 in Moseley Street



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SGC: This can be captured in the construction certificate stage and the public domain levels will dictate the footpath levels. The pit is not within the driveway layout. This was coordinated by the design team.

Should you have any queries, contact the undersigned.

Yours faithfully,

For & on behalf of S&G Consultants Pty Ltd

A handwritten signature in blue ink, appearing to read 'S Haddad', is written over a light blue grid background.

Sam Haddad
Director (Civil)
MIEAust CPEng NER