

DPHI Assessments Team
To whom it may concern,

Proposal: 13-15 & 17 Oxford Street & 2 Verona Street, Paddington – SSD-87245208

In response to the comments received on 5 May 2026 regarding Stormwater Management and Public Domain from the City of Sydney, we are pleased to provide you with our response below:

Comment	Consultant Response
<p><u>10.1 Stormwater drainage</u> The emergency overflow grate of OSD No. 1 and No. 2 is proposed to be located at level 1, which is not acceptable. The drainage arrangement must be revisited so that overflow is directed in a controlled manner from both OSDs, rather than freely discharging from the Level 1 elevation to the footpath. Connections to the kerb & gutter must be via RHS per the City's specifications and standard drawing Kerb Stormwater Outlets 1.1.14.</p>	<p>The drainage design is revised to ensure that emergency overflow from both OSDs is directed in a controlled manner to a lawful point of discharge. Alternative arrangements are incorporated so that overflow is managed hydraulically and complies with council requirements, rather than discharging freely from the Level 1 elevation. The connections to the kerb & gutter are revised to comply with the City's specifications. All outlets are detailed as RHS connections in accordance with Standard Drawing Kerb Stormwater Outlets 1.1.14. Please refer to the updated stormwater plans prepared by Telford Consulting, dated 22/05/2026, for full details of the amended design.</p>
<p><u>10.2 Stormwater Quality</u> The proposed Music Link report is required to be updated to provide the following:</p> <ul style="list-style-type: none"> i. Soil type ii. The SF Chamber(s) is required to have failing parameters for all pollutants (i.e. Nitrogen, Phosphorus, etc) and should not be contributing to the removal of the pollutant load. 	<p>The MUSIC Link report is updated to incorporate the required soil type information. In addition, the SF Chamber(s) are amended to reflect failing parameters for all pollutants, ensuring that the chamber is not contributing to pollutant load reduction. Please refer to the appendix D in the Integrated Water management plan TEL25080.SW.IWMP - 13-15 & 17 Oxford St & 2 Verona St, Paddington prepared by Telford Consulting, dated 22/05/2026.</p>
<p><u>11.1 Levels</u> The following outstanding level information is required to be provided prior to determination:</p> <ul style="list-style-type: none"> i. The updated architectural plans should be incorporated into the revised civil works layout plan, with the proposed driveway width clearly indicated. ii. Longitudinal sections through the driveway crossing are required to indicate adequate headroom clearance (4m) for the largest vehicle permitted to access the site (10.6m waste vehicle), in accordance with AS/NZS 2890.2. iii. Longitudinal sections must also include sections through the centreline of each entry at the boundaries and must demonstrate compliance with the required footpath 	<ul style="list-style-type: none"> i. The architectural plans are incorporated into the revised civil plans showing clearly the driveway width. Please refer to TEL25080.CIV.DA - 13-15 & 17 Oxford Street & 2 Verona Street, Paddington [C] sheet C101. ii. Waste trucks will not access the basement as all waste collection will be done at the ground floor in the loading dock. Accordingly, no need for the ramps to have 4m headroom clearance. iii. Sections through the centreline of each entry have been included on the longitudinal section. Please refer to TEL25080.CIV.DA - 13-15 & 17 Oxford Street & 2 Verona Street, Paddington [C] sheets C301 & C302.

<p>crossfall (minimum 1% and maximum 2.5%), as specified in the City's Public Domain Manual.</p> <p>iv. The proposed boundary levels within the area indicated below must be reviewed to demonstrate that the achieved longitudinal grade does not exceed 3%.</p> <p>v. Vertical grades along the proposed boundary are required. The revised civil design must demonstrate compliance with the City's requirements, as the full frontage reconstruction along all boundaries is applicable to this development.</p>	<p>The footpath crossfall already complies with the required grading. Entrance sections are extended internally to ensure compliant grading. Please refer to TEL25080.CIV.DA - 13-15 & 17 Oxford Street & 2 Verona Street, Paddington [C] - DRAFT sheets C401, C402 & C403.</p> <p>iv. The longitudinal grade along the boundary follows the existing invert grade. The existing invert within this area has a grade of 7.65%, please refer to TEL25080.CIV.DA - 13-15 & 17 Oxford Street & 2 Verona Street, Paddington [C] - DRAFT sheet C301. Reducing this grade to 3% would significantly alter the proposed boundary levels along the full frontage, resulting in levels that are no longer close to the existing levels (approximately 300mm fill). It would also create steeper grades (steeper than 2.5%) in other sections of the boundary. Therefore, our suggestion is to retain this area as currently proposed.</p> <p>v. Vertical grades along the proposed boundary are provided. Please refer to TEL25080.CIV.DA - 13-15 & 17 Oxford Street & 2 Verona Street, Paddington [C] sheets C301 & C302.</p>
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Yours faithfully,
 Telford Consulting Pty Ltd
 Yours truly,
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