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NL150007

14th May 2015

**Huntlee Pty Ltd** 

Mr Glenn Swan PO Box 199 BRANXTON NSW 2335

Dear Glenn,

Re: Stormwater Advice in relation to Section 75W Modification – Huntlee Stage 1

As requested by JBA Planning we have reviewed the correspondence from Cessnock City Council dated 17<sup>th</sup> April 2015 in relation to the above mentioned Modification Request. With reference to the correspondence we have considered Council's comments relating to Stormwater and provide the following advice.

## **Discussion**

Council's comments centre on two localised gullies which we have inspected on site. While it is noted that these gullies may be depicted on topographic maps as blue lines, the existing topography and vegetation on site can be better described as localised depressions with open grass pasture with relatively small catchments. In this regard the drainage lines (shown in Figure 1) are quite different to those depicted by Council in their correspondence which appear to have significant catchments evidenced by the large scour and defined watercourse extents.

Similarly the examples shown by Council in their correspondence are contained in estates which do not have formalised kerb and gutter, nor interallotment drainage, and appear to have sag points in roadways at mid block areas. Both of these items will be provided in the Huntlee development which will have the following affects:

- Road Grading We have undertaken preliminary road grading for the masterplan area and in
  particular the areas surrounding the gully lines. These roads will grade longitudinally to the west
  and then south to designated discharge points. This allows major flows to be conveyed along the
  roadways without major flows discharging through allotments.
- Kerb and Gutter In conjunction with the road grading allows flows to be contained within the road carriageway. This will alter the overland flow path such that surface water no longer flows along the alignment of the gully line.
- Interallotment Drainage For all lots which do not drain via gravity to the road network, interallotment drainage will be provided in the development. This will limit the flows which traverse from property to property thus again efficiently conveying flows to the drainage network and avoiding nuisance flooding within properties. We note that the topography of the site and the layout of the lots will mean that the interallotment drainage and associated easement will be

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located parallel and adjacent to the rear of properties thus minimising the impact on lots and developable land.



Figure 1 – Aerial of Area encompassing proposed subdivision and approximate location of gully lines.

## Conclusion

Council's concerns in their correspondence are noted however based on the information above we believe that stormwater can be designed within the lot layout shown to avoid costly or ongoing problems.

We trust this meets your requirements, however should you require anything further, please do not hesitate to contact the undersigned.

Yours sincerely

Ben Clark Principal

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