

Candice Pon

From: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Sent: Thursday, 28 January 2021 11:23 AM
To: Candice Pon
Subject: RE: Modification 1 Stormwater OSD Modification(SSD-9649-Mod-1)- Reminder of Due Date for Response to Planner
Attachments: D03887922 SSD 9649 Development Consent 4-18 Doncaster Avenue - F2017-00269.pdf

Hi Candice

Apologies for the delays. I will finalise my comments by close of business today.

My concerns about the sizing of the tank are probably best dealt with by the Certifying Authority as per condition B68.

Regards

John Flanigan
Development Engineer Coordinator
Randwick City Council
02 90936924 (Note the new number)
0439 613 589
john.flanigan@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: Candice Pon <Candice.Pon@planning.nsw.gov.au>
Sent: Thursday, 28 January 2021 9:01 AM
To: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Subject: FW: Modification 1 Stormwater OSD Modification(SSD-9649-Mod-1)- Reminder of Due Date for Response to Planner

Hi John,

Hope you had a lovely public holiday. Checking in to see if you have had a chance to finalise the civil engineering advice for the above application. If you have any questions please do not hesitate to contact me.

Kind Regards,

Candice Pon
Planning Officer

Planning & Assessment | Department of Planning, Industry and Environment
T 02 9995 6644 | E Candice.Pon@planning.nsw.gov.au
Level 16, 4 Parramatta Square | Locked Bag 5022 | Parramatta NSW 2124

www.dpie.nsw.gov.au

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>

Sent: Thursday, 28 January 2021 12:41 AM

To: andrea.halcro@randwick.nsw.gov.au; Frank Ko <Frank.ko@randwick.nsw.gov.au>;
elena.sliogeris@randwick.nsw.gov.au

Cc: Candice Pon <Candice.Pon@planning.nsw.gov.au>

Subject: Modification 1 Stormwater OSD Modification(SSD-9649-Mod-1)- Reminder of Due Date for Response to Planner

The Department is contacting you to remind you that the due date for the Response to Planner is currently 26/11/2020.

If you feel this task cannot be completed by this date please request an extension or revise the forecast date by signing in to your profile.

If you have any enquiries, please contact Candice.Pon at Candice.Pon@planning.nsw.gov.au.

To sign in to your account click [here](#) or visit the [Major Projects Website](#).

Please do not reply to this email.

Kind regards

The Department of Planning, Industry and Environment



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Candice Pon

From: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Sent: Thursday, 28 January 2021 4:51 PM
To: Candice Pon
Subject: 4-18 Doncaster Avenue, Kensington NSW, Pre Development conditions
Attachments: 08 Donc Ave_Survey_20190620(1.0).pdf; Doncaster4-18#evview.pdf; D03887922 SSD 9649 Development Consent 4-18 Doncaster Avenue - F2017-00269.pdf

Email 2

Hello Candice

The hydraulic engineer used the attached survey in determining the PSD. The PSD was high because the development site (in its predeveloped condition) had a number of dwellings. Dwellings and impervious area lead to a higher PSD.

I have also attached an evview taken in 2018 – this evview correlates with the survey and I now do not object to the PSD being based on the predeveloped site with dwellings intact.

The development consent provides all the basic drainage parameters for designing the OSD and site stormwater drainage system. It gives flexibility for a suitably qualified Hydraulic Consultant to design the “for construction” site drainage system and have this system approved as part of the Construction Certificate Process, (see Condition B68 of the attached consent).

The other issue to be considered with the relocated OSD tank, however, is the potential impact of the tank on the large Sydney Blue Gum (T42).

This matter is considered in **Email 3**.

Regards

John Flanigan
Development Engineer Coordinator
Randwick City Council
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john.flanigan@randwick.nsw.gov.au
www.randwick.nsw.gov.au



From: Stephen Hazlewood <StephenHazlewood@adamseng.com.au>
Sent: Thursday, 28 January 2021 3:50 PM
To: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Cc: 'Mitch Ryan (Next Constructions Pty Ltd)' <mryan@nextgrp.com.au>; 'Habib Omaree (Next Constructions Pty Ltd)' <homaree@nextgrp.com.au>; Mark Wu <MarkWu@adamseng.com.au>
Subject: 4-18 Doncaster Avenue, Kensington NSW, Pre Development conditions

Hi John,

As discussed the site predevelopment stormwater PSD is based on the attached survey this survey shows the site with the houses in place before the site was cleared for development.

If you have any questions please do not hesitate to be in contact.

Kind Regards,

Stephen Hazlewood | Civil Engineer

e: stephenhazlewood@adamseng.com.au | w: www.adamseng.com.au | t: +61 2 9222 9970 | m: +61 473 909 448 | a: Suite 1402 Level 14, 49 York Street, Sydney NSW 2000



Melbourne | Sydney | Geelong | Ballarat



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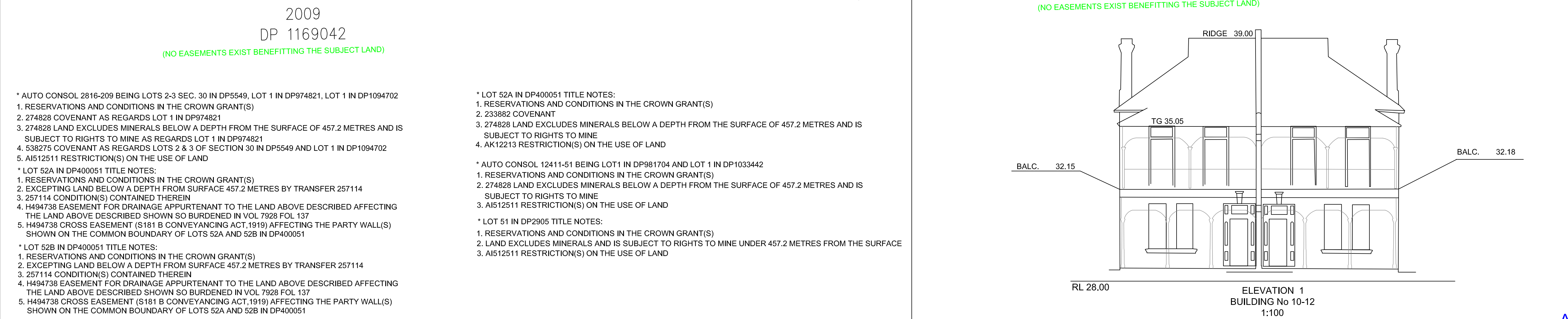
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NOTES :

- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY
- * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPMIA
- * BEARINGS RELATE TO MGA NORTH ORIGINATING FROM 1982
- * LEVEL DATUM IS ADH ORIGINATING FROM BENCHMARK LOCATED IN FRONT OF No14 DONCASTER AVE, RL 28.07
- * VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED.
- * NEIGHBOURING HOUSES , WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
- * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
- * CONTROLS SHOWN ARE LOCATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE
- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- * THIS TITLE/LOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.



LEGEND

- ELP - ELECTRIC LIGHT POLE
HYD - HYDRANT
TW - TOP WALL
TK - TOP KERB
TG - TOP GUTTER
PP - POWER POLE
SMH - SEWER MANHOLE
SP - SIGN POST
SV - STOP VALVE
TEL - TELSTRA PIT
VC - VEHICLE CROSSING
WM - WATER METER
RG - RIDGE
- RFT - TOP OF ROOF
PPT - PARAPET
BW - BASE OF WAL

© PROJECT SURVEYORS-2018
REPRODUCTION WITHOUT WRITTEN
APPROVAL IS STRICTLY PROHIBITED

B	STORMWATER GRATE ADDED	30.03.2019
A	LOT AREAS BY TITLE ADDED	17.12.18
	ADJOINING TITLES INVESTIGATED	
REV	AMENDMENTS	DATE

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

SHEET 1 OF 1 - DETAIL SURVEY

CLIENT : BLUESKY FUNDS

SURVEYOR : EDYTA
 DATUM : AUSTRALIAN HEIGHT DATUM
 ORIGIN : BENCHMARK RL 28.07
 JOB REF. : B04394
 DRAWING No. B04394—DETAIL
 CHECKED : SCOTT D
 DATE OF SURVEY: 20.11.2018
 REDUCTION RATIO : 1:200

PLAN OF: 4-18 DONCASTER AVENUE
KENSINGTON

SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

BELLA VISTA

PO Box 7419 BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au



Map Title



Legend

- Property
- Cadastre
- Road Name >2500
- LGA Boundary

Location



Notes

Randwick City Council



GIS Section
Spatial Systems
30 Frances Street
Randwick, NSW 2031

www.randwick.nsw.gov.au

Date printed: 28/1/2021

86.3 0 43.1 86.3
Metres

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Candice Pon

From: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Sent: Thursday, 28 January 2021 4:59 PM
To: Candice Pon
Subject: SSD 9649 Doncaster Ave Modification

Email 3

Hello Candice,

Council's Landscape Development Officer was asked by Urbis to comment on a possible relocation of the OSD tank in October 2020.

Below is Council's response at that time:

I've now had a chance to look over the amended plans, and have also reviewed the Arboricultural Assessment & Management Plan by George Palmer, of Botanics Pty Ltd, dated October 2020.

This new 5m x 4m OSD tank is described as being 10m from the centre of the Sydney Blue Gum (T42), which is entirely outside of its SRZ, resulting in less than a 1% encroachment of its less critical TPZ, which on its own, does not pose a threat, and is sustainable by the tree.

But given that there will be so many things going on in that area around the tree, I'm just worried about 'cumulative' impacts, so would request the following, just to confirm/clarify the situation, and ensure adequate protection is provided:

- Make sure that all plans now include measurements (in millimetres), showing the 10m distance that will be provided between the centre of its trunk and this new 5m x 4m OSD tank;***
- Document the system that will be used for shoring up the exposed soil profile during this component, as this is critical to preventing 'over-excavation', which would be harmful to the tree as it would result in works being performed closer to the tree than intended. Sections 1.2 & 6.2 - 6.3 of the Report refer to this exact issue as possibly the main concern, but then no specific recommendations have been provided for this component;***
- Ensure that all of the other Tree Management Recommendations that are listed at Section 7 of the Report are incorporated as conditions into any consent.***

I am going through the MOD-1 Arboricultural submission and will finalise (and summarise) Council's response tomorrow morning.

regards

John Flanigan
Development Engineer Coordinator
Randwick City Council
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Candice Pon

From: John Flanigan <John.Flanigan@randwick.nsw.gov.au>
Sent: Monday, 1 February 2021 2:23 PM
To: Candice Pon
Cc: David Meredith
Subject: FW: SSD 9649 Doncaster Ave Modification
Attachments: Appendix D - Arborist Assessment (1).pdf; D03887922 SSD 9649 Development Consent 4-18 Doncaster Avenue - F2017-00269 (002).pdf

Hello Candice,

The attached "Arboricultural Assessment and Management Plan" submitted with the MOD1 Application is the same document reviewed by Council's Landscape Development Officer previously.

The recommendations in the email below are therefore still applicable to the MOD 1 Application:

- 1. All plans must now include measurements (in millimetres), showing the 10m distance that will be provided between the centre of its trunk and this new 5m x 4m OSD tank;**
- 2. The applicant must fully document the system that will be used for shoring up the exposed soil profile during this component, as this is critical to preventing 'over-excavation', which would be harmful to the tree as it would result in works being performed closer to the tree than intended. Sections 1.2 & 6.2 - 6.3 of the Report refer to this exact issue as possibly the main concern, but then no specific recommendations have been provided for this component;**
- 3. The applicant must ensure that all of the other Tree Management Recommendations that are listed at Section 7 of the Report are incorporated as conditions into any consent.**

The design and sizing of the OSD tank is covered by the various drainage related conditions of consent (B68, 69, 70 and 71). The applicant's hydraulic engineer will be providing certification that the design meets the relevant development consent conditions prior to release of the construction certificate.

Regards

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regards

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