



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 23, 101 Miller St
North Sydney NSW 2060

PO Box 3
North Sydney NSW 2059
Ph (02) 94371000

22 October 2019

AJ+C

79 Myrtle Street

Chippendale NSW 2008

Attention: Stephen O'Hora

Dear Stephen,

**RE: Wee Hur 90-102 Regent Street
Preliminary Technical Advice statement
Stormwater & Civil**

JOB NO.: 190276

REVISION NO.: [A]

We herewith provide the following preliminary technical advice statement.

1. Brief identification of potential impacts of proposed development

a) The potential impacts of proposed development are flood inundation and hazard, increase impact of stormwater quantity and qualities on downstream properties.

2. Confirmation as to whether there is likely to be a cumulative impact with other proposals in the locality

b) There will be cumulative impact with other proposals in the locality such as new buildings along Gibbons Street and William Street. Generally increased in the impermeable areas will increase stormwater runoff as well as pollutants to downstream properties.

3. Identification of likely mitigation measures

c) The severe flood situation at William Lane is due to flood water being trapped by the existing retaining walls and buildings at the south-west corner. The removal of the retaining wall and creation of a drive-thru public domain laneway provide the mitigation for flood events along William Lane. Proposed OSD and raingardens WSUD features will improve stormwater runoff both in quantity and quality.

4. Likelihood of community concerns warranting consultation

d) The new bike hub, truck parking and new footpath along William lane may require community consultation but generally there are well accepted improvement measures.

e) As far as stormwater issues, we expect the local community will accept these mitigation measures very well, as they generally improve the situation without side effects.

5. Level of assessment or engagement required (ie reporting)

f) The level of assessment and engagement for flood events and stormwater generally require a holistic approach. Flood study and stormwater analysis generally involved a much larger catchment area than the project site area. It is necessary to take into account any new stormwater features such as new driveway, retaining walls and buildings that may be built in the near future or distant future. Hence the reports for Regent St and Gibbons St would be in separate volumes but the data, results and analysis will be derived from one common source.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'M. Estimada', with a stylized flourish at the end.

Marc Estimada

Director