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2nd July 2014

Development Manager – Adrian Kilburn

Ionic Management Pty Ltd PO Box 243 Oyster Bay NSW 2225

email: AKilburn@imanage.net.au

Dear Adrian,

RE: Section 75W Modification (MOD 3) to Concept Plan MP10_0076

Kirrawee (South Village)

Response to Matters in Sutherland Shire Council Correspondence (17 April 2014)

We refer to development of Kirrawee (South Village). This is with regard to the Section 75W Modification (MOD 3) Application – for MP10_0076. In particular this relates to Northrop providing response to relevant matters raised in correspondence from Sutherland Shire Council (dated 17 April 2014).

To this end, Northrop provides comments to the following items:

Council Page Reference	Brief Description	Northrop Response
Page 2 (top paragraph)	uncertain as to how water quality is to be maintained within the lake.	Refer to 'Compensatory Habitat Water Body - Water Supply and Water Quality' Statement, Northrop, 9 May 2014.
Page 2 (first full paragraph)	 stormwater management system location of detention tanks 	 (a) We note the Architect has located the tanks on plans - generally in accordance with the Northrop sketch plans. (b) The Concept Stormwater Management Plan sketches in the Northrop 02.07.14 letter indicate rainwater harvesting tanks. (c) The WSUD initiatives listed in the Northrop 02.07.14 letter will be considered after this Concept Plan Modification process - as part of the overall stormwater management strategy to satisfy Condition 15 of the current Concept Approval.



Council Page Reference	Brief Description	Northrop Response
Page 10	Compensatory Water Feature	Refer to 'Compensatory Habitat Water Body - Water Supply and Water Quality' Statement, Northrop, 9 May 2014.
Page 13	Stormwater Management and Flooding	 (a) The discharge rate for site stormwater will be determined in accordance with Condition 15a) of the current Concept Approval - i.e. having regard to the capacity of the existing 450mm-diameter pipe stormwater drainage pipe servicing the site. The tank size information on the sketch Concept Stormwter Management Plans has been based on preliminary calculations that address this requirement. (b) We note the Architect has located the tanks on plans - generally in accordance with the Northrop sketch plans. (c) The Concept Stormwater Management Plan sketches in the Northrop 02.07.14 letter provide preliminary locations and spatial requirements for the key stormwater infrastructure affecting the planning and feasibility of the development (i.e. OSD tanks, rainwater harvesting tanks and proprietary sediment and oil / grease separators). Spatial allocations for pipe networks can be considered as part of the design for all site services - after this Concept Plan Modification process).

We trust this response is sufficient to address these particular matters - and support NSW Department of Planning in completing the Section 75W Application process.

Yours faithfully, NORTHROP

Mathew Richards

Principal - Civil Engineer