

Subject:

FW: MP-2006/94/F

Stormwater Comments

The additional information submitted in support of this application has been assessed and there are matters from the previous stormwater assessment dated 4 December 2018 that have not been addressed. The following comments are noted.

Comments in relation to previous stormwater matters:

- *The proposed concept layout requires filling and re-aligning of an existing watercourse channel and culvert (i.e. upper portion of Cookson's Creek) to facilitate the southern-most four units of the Hilltop Precinct. This proposal is contrary to Section 10.3.7 of Chapter E14 of the Wollongong DCP2009. Also, the proposal to re-align a watercourse/culvert/overflow path with a near 90 degree bend is considered contrary to good floodplain management practice. These four units need to be removed from the proposal in order to maintain the existing watercourse and negate the need for any watercourse filling/re-alignment.*

Comment: The 4 dwellings previously proposed over the alignment of this watercourse have been removed from the proposal. However, the cut/fill plan by Cardno still indicates filling over the alignment of this existing watercourse, and the landscape concept plan indicates an 'ornamental lawn' over the location of the existing watercourse channel. The design needs to be amended to maintain the watercourse channel through this location. A culvert will need to be provided beneath the proposed road to maintain flows in the watercourse.



- *The proposal includes filling and a sound/flood barrier along the western boundary of the property, which will obstruct overland flows and floodwater flows entering the site. This outcome is also evidenced by the submitted flood modelling, which shows significant flood level increases on the adjoining land as a result of the design. This proposal is contrary to Performance Criteria 6.4.2(d) of Chapter E13 and Section 11.3.17 of Chapter E14 of the Wollongong DCP2009. The concept plan and flood modelling needs to be amended to demonstrate acceptance of overland flows and floodwater flows onto the site in a way that replicates existing conditions, and management of these flows in a way that ensures no diversion of floodwater and no increase in flooding elsewhere. It appears that engineered measures will be required within the site to accept and convey the contributing flows, and adequate space will need to be set aside in the concept plan to facilitate these measures.*

Comment: This matter has not been addressed. The response by Cardno in relation to this matter has been reviewed and is noted. However, the response does not resolve the matter. The above requirements need to be addressed.

- *The concept stormwater plan includes works outside the site within the adjoining land (Lot 500 DP 1161858). Owners consent and an easement to drain water over the adjoining land (in accordance with Section 11.3.6 of Chapter E14 of the Wollongong DCP2009) would be required to facilitate this work.*

Comment: Not addressed. The plans still show works and a stormwater outlet onto the adjoining land. This matter remains outstanding.

- *The proposed road off Wilkies St (between Wakefield St and Craven St) is in conflict with an existing stormwater pit. The existing system will need to be modified and a new pit will need to be constructed by the developer as part of the works, to ensure design function of the system is maintained.*

Comment: Not addressed. The proposed road is still in conflict with an existing pit.

- *It is unclear why On-site Stormwater Detention (OSD) is proposed. As the site is located within an OSD concession zone and runoff from the site discharges directly to receiving waters without passing through intervening property, OSD is not required for this development.*

Comment: This matter has been addressed. OSD has been removed from the proposal.

- *Some of the text on the stormwater concept plan is corrupted/missing. See the note relating to installation of a drainage new culvert (purple line). An amended version with complete text labels is required to enable a full assessment.*

Comment: Matter addressed.



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