

memo



To Zara Tai
cc Georg Eberl
From Engineer - Drainage Design
Date 24 January 2017
Topic Correction of zonings at Brighton and Bligh St, Riverstone (Rev A)
File No

1. Council are proposing to rezone an area at Brighton and Bligh Street Riverstone from SP2 drainage to R2.
2. The area is shown on the Indicative Layout Plan (ILP) for the Riverstone precinct as proposed road. This should have been zoned R2 not SP2 drainage as per other ILP roads fronting SP2 drainage land, as the land is not required for drainage purposes and should be available for development. This was an error in the gazetted mapping.
3. The attached sketch plan shows the area, and includes the ILP proposed roads, riparian buffer zones as per the ILP, 100 year ARI flood extents as per the Growth Centres SEPP, Biodiversity Certification boundaries, existing zonings and the foot print of proposed stormwater infrastructure in the area.
4. The proposed rezoning does not impact on the riparian buffer and is on biodiversity certified land.
5. There is a small area of the Sydney Regional Growth Centres SEPP, 100 year ARI flood extent that extends into the rezoning area (See sheet DVC_005). This will require that the rezoned areas level be increased above existing ground level to ensure it is above the 100 year ARI flood level if it is to be developed.
6. Council will require a flood study for this reach of the creek prior to the area of rezoned land being developed to assess if its development will impact flood levels. If it does, an engineering solution to mitigate this will be required. This work is already underway and being carried out by Calibre consulting on behalf of Council as part of a larger package of works which includes designing the bioretention in this area.
7. There is a current proposal for bioretention that extends into the proposed area of rezoning, this can be reworked if required and there is an area to the west of the existing Bligh Street alignment which is available for additional bioretention should it be required.
8. In conclusion, from an engineering perspective there is no obstacle to the land being rezoned as R2.

Regards

A handwritten signature in blue ink, appearing to read "Ross Jennings", written over a horizontal line.

Ross Jennings

