

Date: 9th July 2022
Our Ref: 210217

The General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Dear Sir,

Re: Stormwater Drainage – Proposed Manufactured Home Estate - 8 Park Avenue, Yamba

To address the concerns raised during the community consultation regarding stormwater drainage we provide the following calcifications relating to the stormwater design of the proposed Manufactured Home Estate.

Attached to this letter is plan titled 'Proposed Stormwater Flow Path – Diagrammatic Section' (DA-21; dated 08/06/2022) by JKH Build Design, which illustrates the 'Existing Site – Stormwater Flow' versus 'Proposed Site – Stormwater Flow'. The latter represents the post-development stormwater flows while the former represents the pre-development (existing) stormwater flows.

The diagrams effectively illustrate the following:

1. Perimeter drains within the HTA site are provided to receive overland stormwater flows from adjoining properties fronting Yamba Road and The Halyard.
2. The perimeter drains for Yamba Road have already been provided as part of the previous filling activities on the site.
3. Diagram titled 'Existing Site – Stormwater Flow (Diagrammatic Section)' illustrates:
 - a. A typical adjoining property ('House Block') grading to the perimeter drains. In reality, the ground level of adjoining properties is varied and contain sheds, garden beds, fences, dense vegetation etc. See discussion below.
 - b. The existing ground level of the HTA site currently grades some of the site to the perimeter drains.
4. Diagram titled 'Proposed Site – Stormwater Flow (Diagrammatic Section)' illustrates the proposed changes to ground level in the HTA site will reverse the primary flow of stormwater away from the perimeter drains and toward the new central drainage system. This will significantly reduce the quantity of overland stormwater flows from entering the perimeter drains.
5. In addition to the stormwater drainage infrastructure previously detailed, drainage can be provided above the existing retaining wall along the southern portion of the site (as required by Council). The purpose of this additional drainage is to intercept flows from the earthworks batters and prevent them from going over the face of the wall.

As outlined in the Engineering Services Report the internal drainage network has been designed to drain into a 865m³ underground tank beneath the bowling green. The outlet of this tank has

a smaller pipe to limit the stormwater flows leaving the site. During a storm event water will be directed to the internal drainage system and stored in the underground tank. From the underground tank the stormwater will be released in a controlled fashion into the new drainage culvert beneath Park Avenue. The culverts beneath Park Avenue will be completely separate to the existing drainage systems in the area and convey flows from the site to the existing swale on the eastern side of Shores Drive.

The perimeter drains for Yamba Road are already located within the HTA site and are provided for the benefit of adjoining properties.

The quantity of stormwater discharged from the HTA site into the perimeter drains will be significantly reduced by the proposed development. Notwithstanding, localised stormwater flooding of adjoining properties may continue due to a combination of factors, including:

- The obstruction of stormwater flows due to sheds, fences, gardens etc within adjoining properties. See photos below.
- Blockages within the perimeter drains due to illegal structures, fences, illegal dumping of garden waste and incidental garden waste (falling branches etc.). See photos below.
- The lack of maintenance of downstream stormwater outlets on Shores Drive / Clarence Estuary Nature Reserve. See photos below.

Adjoining properties with structures in or adjacent to the stormwater drainage easement



Stormwater drains and outlets adjacent to Shores Drive, blocked and overgrown



It is understood that HTA is committed to a regular maintenance of the perimeter drains and working with neighbouring land owners to ensure the drains are maintained.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Yours sincerely,

NEWTON DENNY CHAPELLE

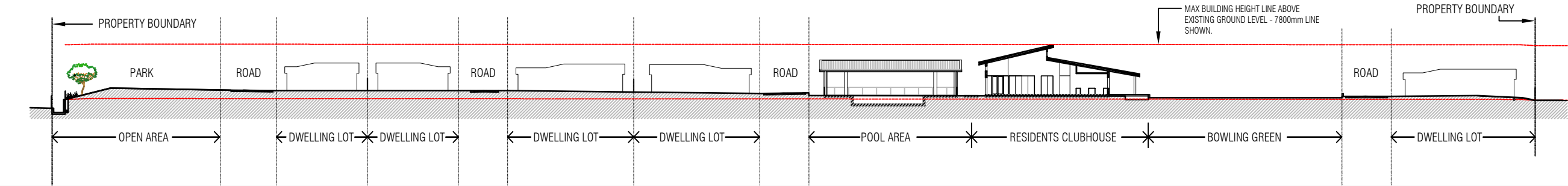
Handwritten signature of Chris Pickford in blue ink.

CHRIS PICKFORD

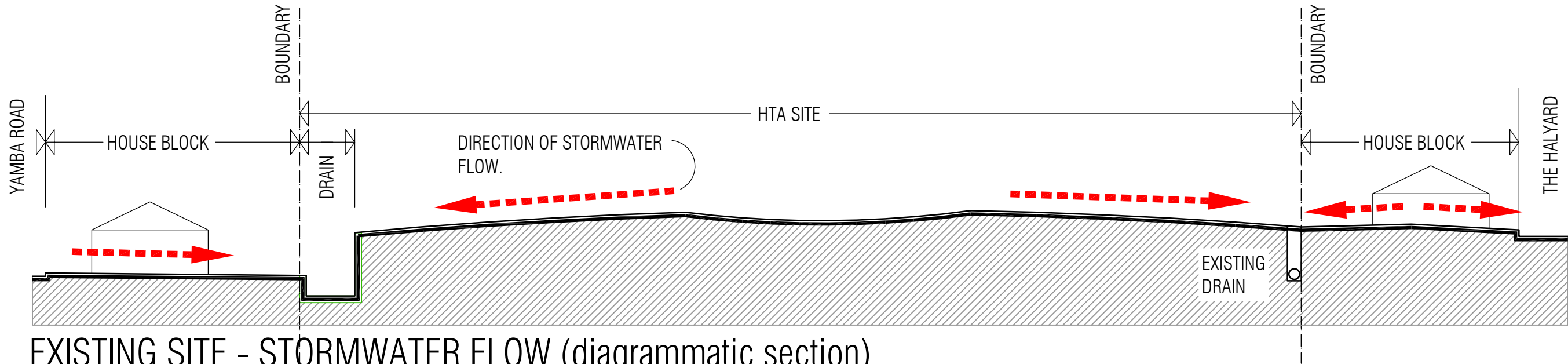
Civil Engineer

Encl:

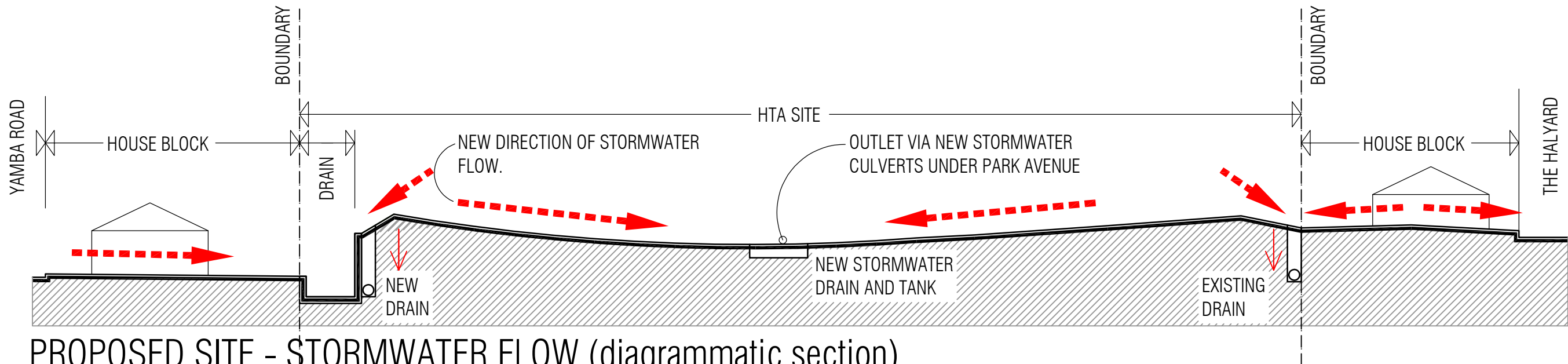
Proposed Stormwater Flow Path – Diagrammatic
Sketch 210217-DA-SW-02



SITE SECTION - (to scale)



EXISTING SITE - STORMWATER FLOW (diagrammatic section)



PROPOSED SITE - STORMWATER FLOW (diagrammatic section)

GENERAL NOTES:

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02	ISSUE FOR INFORMATION	KH	14.06.22
01	ISSUE FOR INFORMATION	KH	08.06.22
REV			DATE

JKH BUILD DESIGN

24A Gregory Street, Putney, NSW 2112

Phone 0438615976 email: jameskieranhughes@gmail.com

PROJECT:

HOMETOWN AUSTRALIA PARKSIDE YAMBA.

DRAWING TITLE:

PROPOSED STORM-WATER FLOW PATH - DIAGRAMMATIC

DATE: 08-06-2022	SCALE:	PROJECT No: YAMBA	DRAWING No: DA-21
DESIGN BY: KH	DRAWN BY: KH		

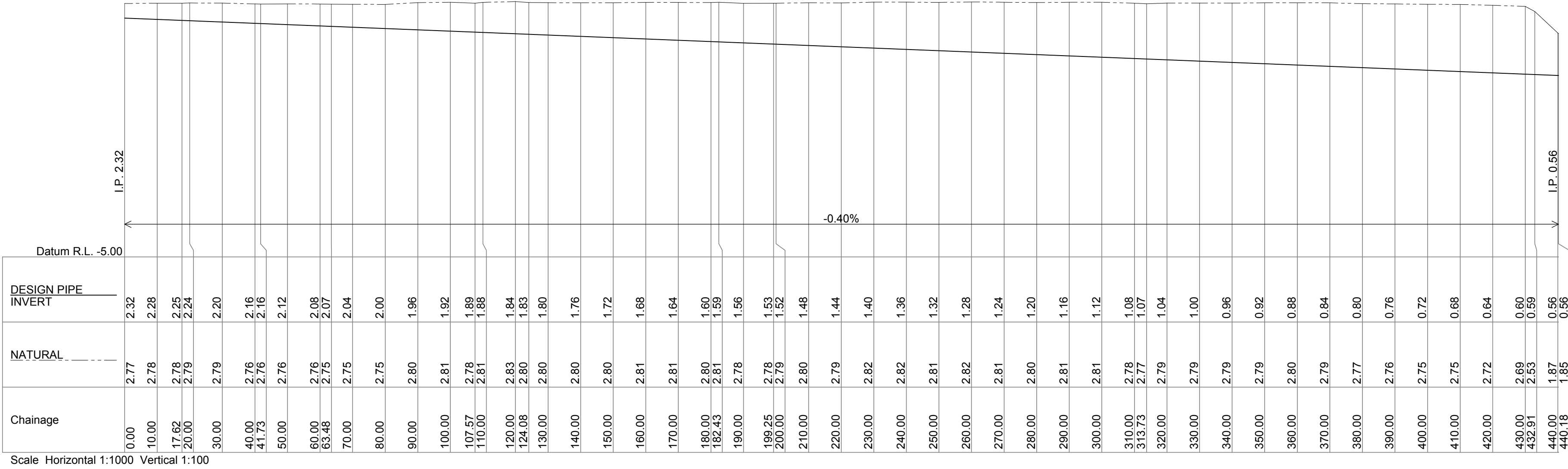
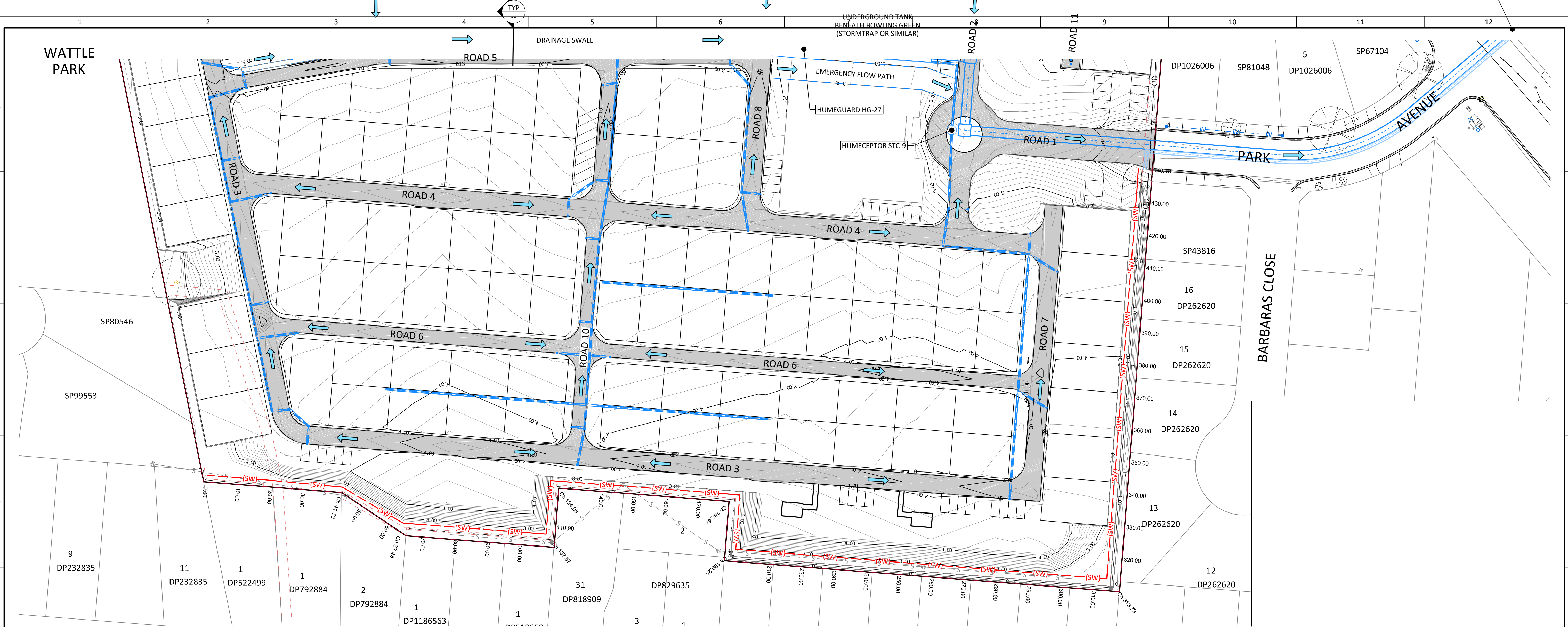
DO NOT SCALE

USE FOUR DIMENSIONS
PLEASE ASK THE ARCHITECT OFFICE
RESPONSIBLE TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR CHANGING START OF WORK & DURING THE CONSTRUCTION PHASE

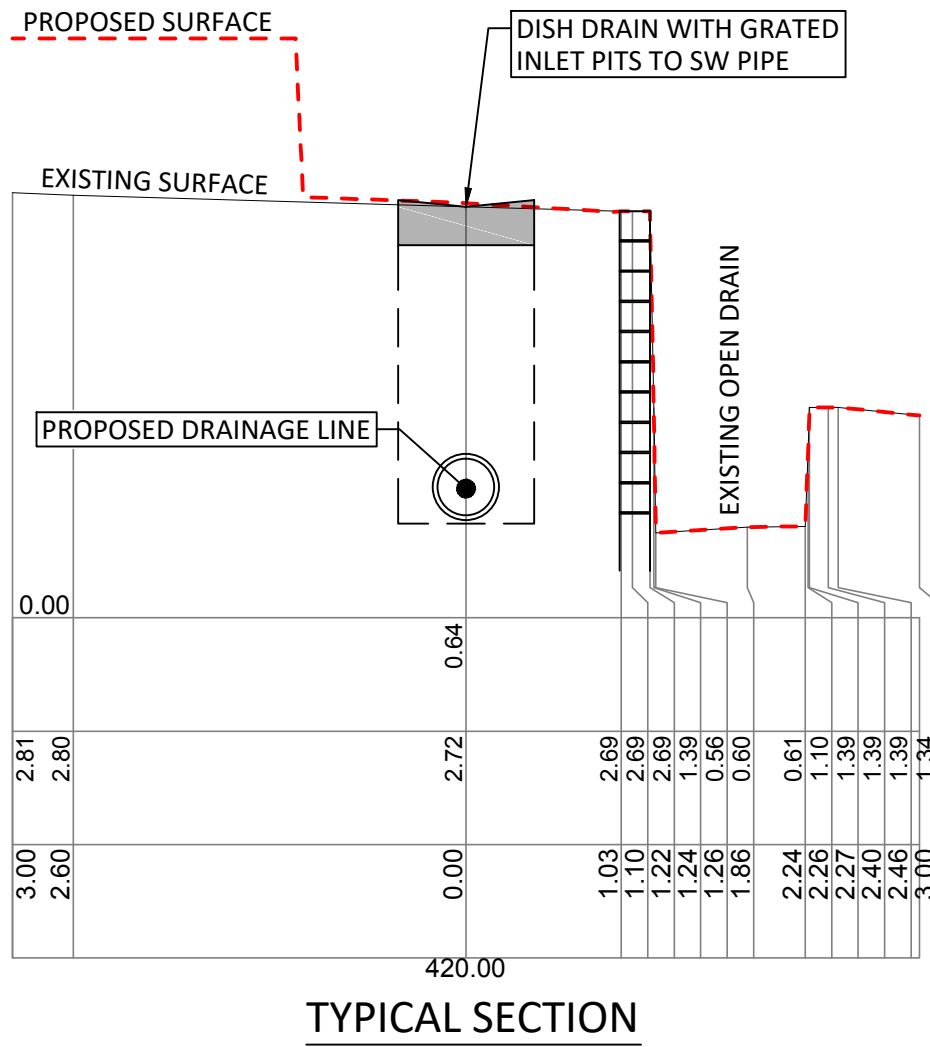
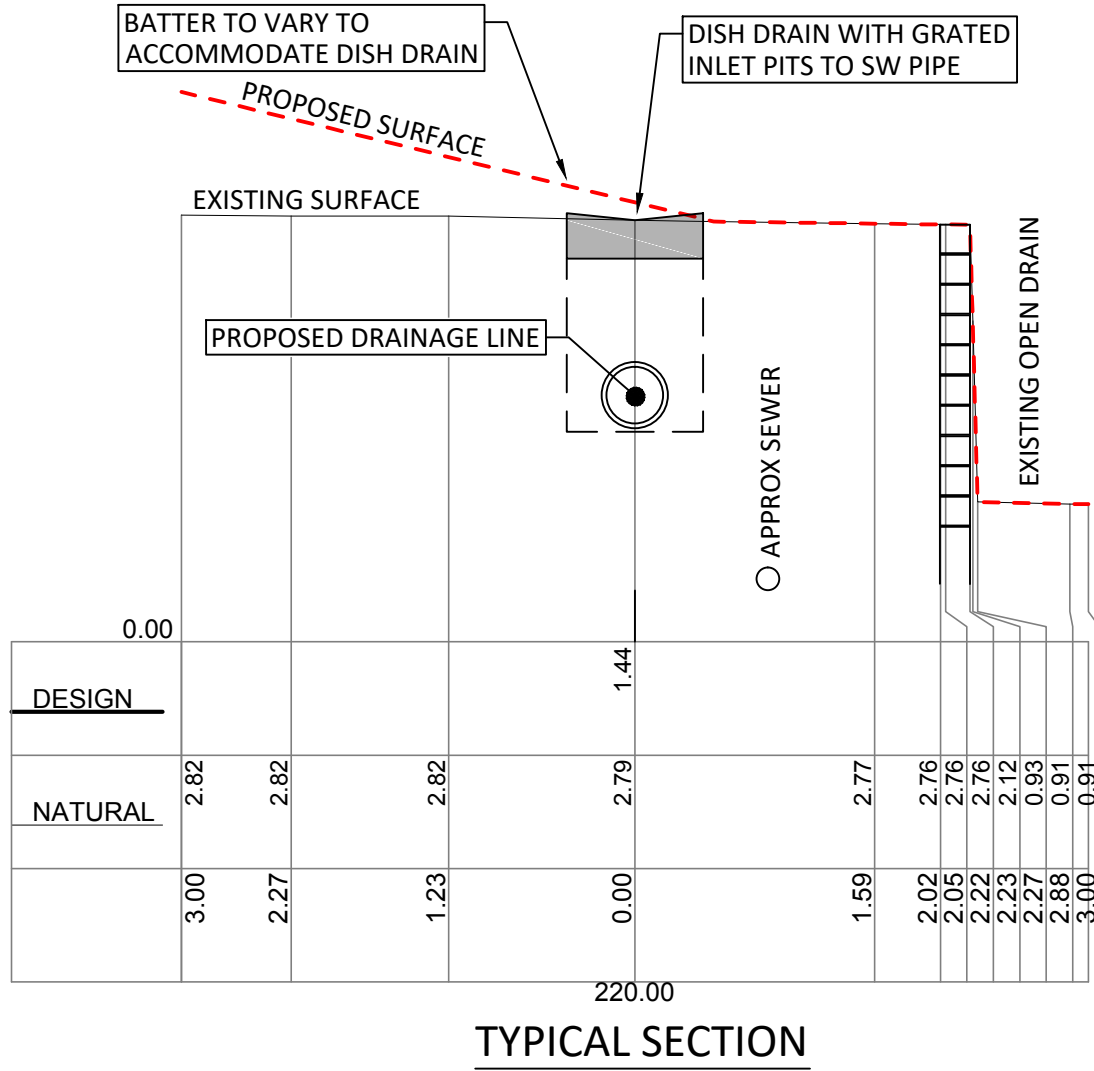
CAD FILE:

REVISION: 02

Plot Date: 14 Jun, 2022 CAD File Name: K:\Jobs\2021\210217 - Hometown Australia\Engineering\Drawings\210217-DA-SW-02.dwg

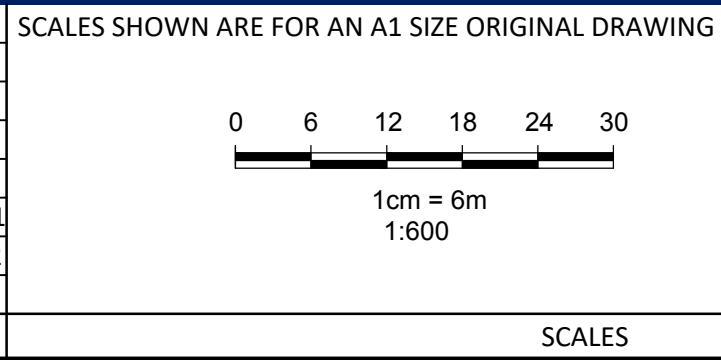


PROPOSED SOUTHERN DRAINAGE LONGSECTION



FOR APPROVAL

REV	DESCRIPTION	BY	APP.	DATE
B	LOT LAYOUT			30.09.21
A	FIRST ISSUE			14.06.22



HORIZ. DATUM	MGA
VERT. DATUM	AHD
SURVEY	NDC
DRAWN	PS
DESIGN	PS
APPROVED DATE	

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Client
HOMETOWN AUSTRALIA

**PARK AVENUE, YAMBA LOT 101 DP 1228576
PROPOSED SOUTHERN DRAINAGE PLAN**

Reference No.
210217

DRAWING No.
210217-DA-SW-02

REVISION
B