

Our Reference: 33801-ALL [ID 996686]
Your Reference: SUB 2023/0001

**Civil Engineering
Project Coordination**

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26th April 2024

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

Clarence Valley Council
Locked Bag 23
Grafton NSW 2460

Attention: Mr James Hamilton

Dear James

Re: Additional Information Required: Application No: SUB2023/0001 Development Proposal: 284 lot subdivision - (277 low density residential lots, 1 medium density residential development lot, 1 commercial development lot, 1 low density development lot, 3 drainage reserve lots, 1 open space reserve lot) Property Address: 52-54 Miles Street YAMBA NSW 2464 Legal Description: Lot 46 DP 751395 and Lot 47 DP 751395

The Stormwater Management Plan prepared by Biome and lodged with the development application has provided analysis of the Miles Street portion of the Yamba Gardens development area as required by the C3(b). The analysis references reporting location PD – A which is located at the intersection of Miles Street and Carrs Drive.

Table 5.7 of the Biome report provides a comparison at this location of the pre and post flows for minor and major events between 39.3% and 1% Annual Exceedance Probability. Refer table below.

Table 5.7 Peak Discharge Comparison (m³/s)

PD	Scenario	Contributing Catchment Area (ha)	Annual Exceedance Probability (AEP)					
			39.3%	18.1%	10%	5%	2%	1%
PD-A	Existing	7.91	0.33	0.47	0.65	0.80	0.92	1.09
	Developed (Unmitigated)	7.74	0.29	0.40	0.51	0.59	0.67	0.77
	Difference		-0.04	-0.07	-0.14	-0.21	-0.25	-0.32

In all the analysed events the post development flows are reduced including the 1% event which has a reduction of approximately 30%.

The request for information suggests that a conceptual / strategic plan of the development area has not been provided. The Yamba Gardens development area along with the conceptual drainage network is provided on the Mortons-Urban Solutions drawings which are contained in Appendix B of the SMP. MUS drawing 600 and 601 provide the conceptual drainage for Miles Street adjacent to the Yamba Gardens development area. This area contains swales in association with the culverts crossing Miles Street. This system will discharge in the same location as the existing system with a reduction in flows. The system will then utilise the existing 2 x 300mm x 900mm culverts under Carrs Drive which discharge into the existing table drain in Miles Street adjacent to the two approved developments to the west of Yamba Gardens.

There is no proposal to alter the existing system under Carrs Drive or in the western portion of Miles Street as the Yamba Gardens development is not having any impact on this portion of the drainage system as flows are significantly reducing flows at this location.

GOLD COAST (HEAD OFFICE)

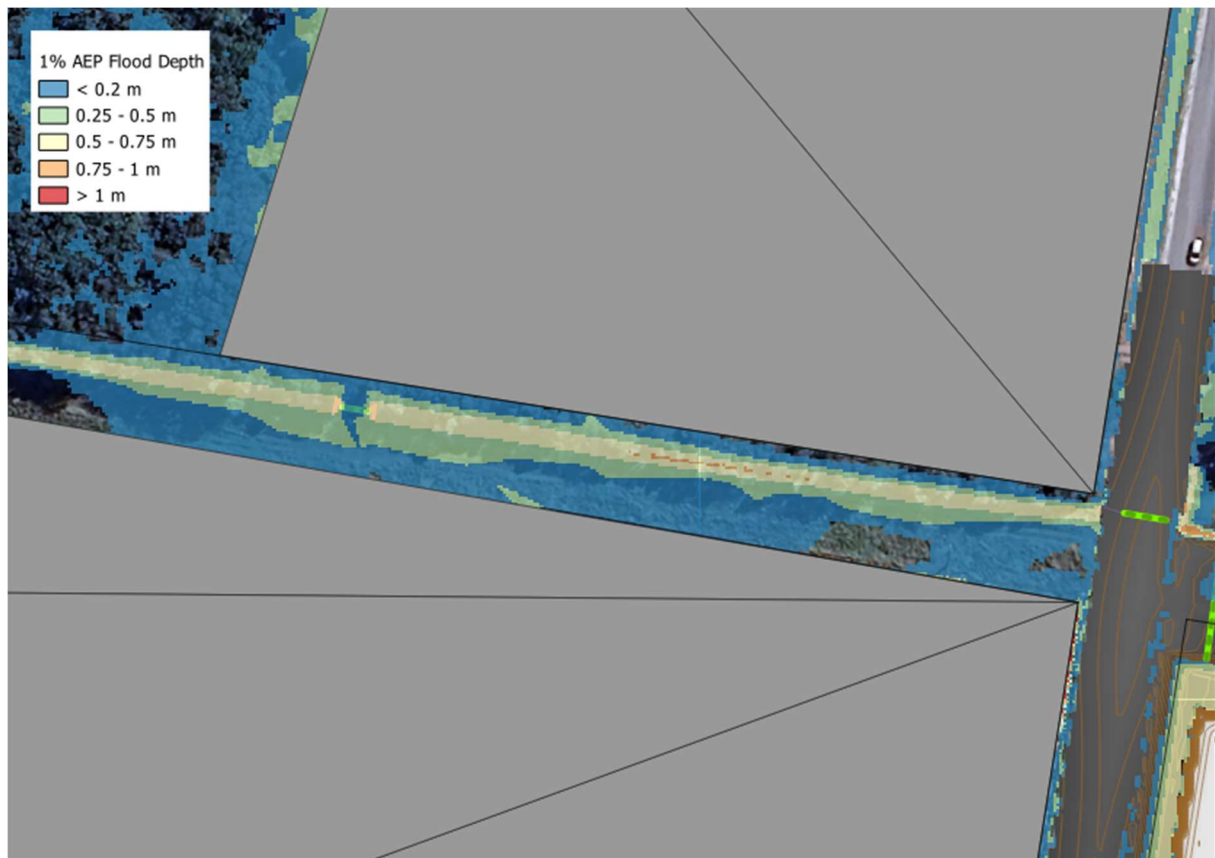
address: Level 2 / 19 Short Street, Southport QLD 4215
post: PO Box 2484, Southport QLD 4215
tel: 07 55711 1099

SUNSHINE COAST

address: 6 Osterley Avenue, Caloundra QLD 4551
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Biome have undertaken additional modelling to assist in demonstrating the capacity of the existing Miles Street west swale drain. This modelling includes indicative earthworks pads for the approved developments adjacent to Miles Street reserve to achieve assumed regional flood immunity. The figure below represents the predicted flood depths during the 1% AEP. Modelling predicts that flows will be contained within the existing culverts under Carrs Drive and generally contained with the existing swale. The flows are contained with the road reserve with shallow overland flow (approximately 100mm deep) occurring on the unformed road.



It would be unreasonable for the Yamba Gardens development to be considered responsible for an existing downstream drainage system adjacent to two other approved developments, when the Yamba Gardens development is improving the current situation by reducing flows.

We trust that this provides Council with the information that they require to proceed to a recommendation for approval.

Yours faithfully

John Harrison
Mortons – Urban Solutions

c.c. Mr Neil Garrard