

**Our Reference:**     **NSW200613**

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## Re: Longueville Aged Care, 16 Northwood Road, Northwood Stormwater Discharge Strategy

ACOR has been engaged by Pathway Residences c/o Morrison Design Partnership to provide the Civil/Stormwater DA Documentation for the proposed development. This letter describes the stormwater discharge strategy for the proposed development.

The existing site consists of several small lots being commercial and residential developments. The general consolidated site falls from west to east towards Gore Creek. Refer to figure on the next page showing the direction of existing contours.

On site detention (OSD) is proposed for the site (in accordance with Lane Cove Council's Stormwater Policy) to capture and detain the proposed handstand (prior to discharge) areas using Council's OSD Calculation Sheet.

Council's Part O – Stormwater Management document requires that the stormwater system generally drains with the natural grade of the land. This then requires the legal point of discharge to be at the back of the property (to the east). Also, if the stormwater is discharged towards the street, the catchment (from the current/existing scenario) draining towards the street is increased. As a result, the volume and flow of water draining to the street will increase and increase the flooding on downstream properties.

Discharge is in the form of evenly spread out perforations in a PVC pipe within a gravel trench (along a portion of the eastern property boundary). This gravel trench sits behind a gabion cage wall. This system allows the site discharge to be spread out evenly along this boundary portion. The perforations have been sized to ensure that the 100yr flow velocity is limited to 1m/s. Refer to Civil plans for details.

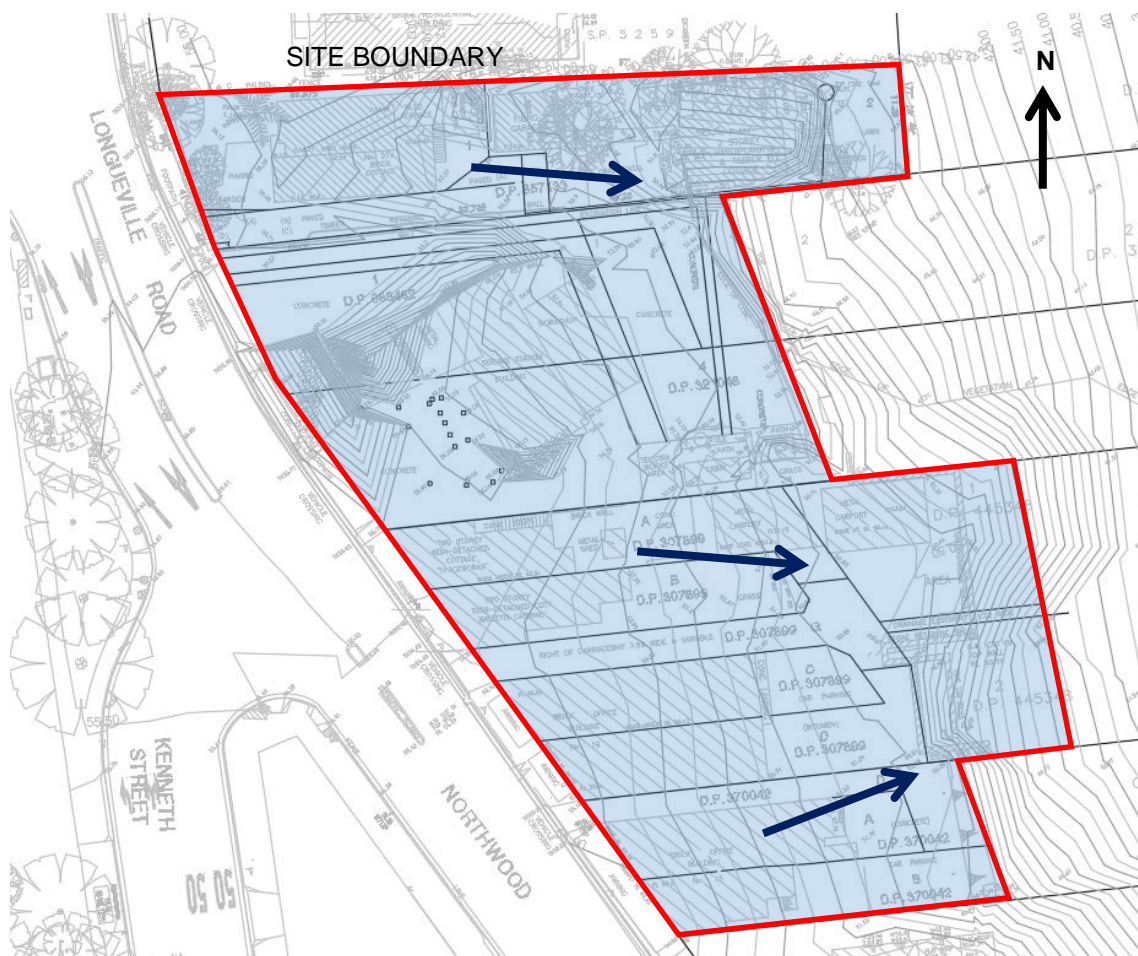


Figure 1 – Existing Topography of the Development Site

I trust that the above is sufficient to describe the stormwater discharge strategy for the site.

Yours faithfully,  
**ACOR Consultants Pty Ltd**

*T. Fitzhardinge*

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