

Reference: 23334C-RBG-ZZ-XX-ME-CV-00003

10 November 2025

Craig Sanders
Essence Project Management Pty. Ltd
Level 8, 68 Pitt St.,
SYDNEY NSW 2000

Dear Craig,

RE: BARINGS – THE COMPASS CENTRE, BANKSTOWN DA RFI RESPONSE

This RFI response letter has been prepared by Robert Bird Group (RBG), as the civil engineering consultant for the proposed development at 83–99 North Terrace, Bankstown. The responses below address the Request for Information (RFI) issued by Canterbury-Bankstown Council. Please refer to the table below for detailed responses.

Table 1: RFI DA Response

RFI Ref	Council Comment	RBG RFI Response
6	<i>The application fails to demonstrate avoidance of significant adverse stormwater runoff impacts. Furthermore, insufficient information is provided to properly assess and determine the location and details of the proposed on-site detention system (OSD) system. Therefore, the consent authority could not be satisfied of the matters in clause 6.3(3) of the CBLEP.</i>	The location of the On-site Stormwater Detention (OSD) system is noted on the design drawings. Overland flow is restricted from flowing through the site with localised crests. Internal surface water flows and drainage will be minor and managed in accordance with AS3500.3 and council standards.
8	<i>Insufficient information is provided to determine whether adequate arrangements for onsite detention (OSD) have been made and therefore the consent authority could not be satisfied of the matters in clause 6.9(d) of the CBLEP.</i> <i>The application does not clearly specify the proposed location of the required OSD, nor has it been demonstrated that the OSD achieves compliance with clause 7.10.1 of Australian Standard 5300.3. Therefore, the application does not demonstrate that adequate arrangements for stormwater drainage have been made and the consent authority could not be satisfied pursuant to clause 6.9(d) of the CBLEP. Development consent cannot be granted on this basis.</i>	The location of the On-site Stormwater Detention (OSD) system has been shown on the plans submitted. The Memorandum 23334C-RBG-ZZ-XX-ME-CV-00002 denotes the reasons why the tank is not proposed at the low point of the site and addresses the Australian Standard comments raised.

Yours faithfully

ROBERT BIRD GROUP PTY LTD



Chris Waite
Civil Infrastructure Manager (Central Region)