

6 November 2019

NL172766

Department of Planning, Industry and Environment
Anthony Witherdin
GPO Box 39
Sydney NSW 2001

Dear Anthony,

**Re: University of Newcastle Honeysuckle City Campus Stage 1A (SSD-9510) –
16 Honeysuckle Drive Newcastle**

Northrop Consulting Engineers, being the civil engineering consultant for this project, provide the following comment to assist you in addressing Item 6 and 7 of the request for information from Council dated 23rd September 2019.

6. Flood Management

The submitted Stormwater & Servicing Assessment report prepared by Northrop Consulting Engineers has considered the impacts from flooding for Stage 1A. The principles of the flood planning for Stage 1A are generally supported.

The floodway (overland Flow path) on Wright Lane between the Stage 1A and Buildings B & D is located at a critical part of the overall site. The design of the floodway will be a major factor in determining the overall building design levels and design of the open space areas.

Overland flow on Wright Lane fronting future developments at Building E & F, Settlement Way, Civic Lane and the upper catchment areas of Wright Lane will be affected if the design of the floodway is not resolved at Stage 1A. It is recommended that the flooding and stormwater run-off from the proposed open areas between Worth Place and Settlement Way be designed the as part of the Stage 1A development. In this regard, concept design details including cross sections and longitudinal sections are to be provided to demonstrate that flood flows along Wright Lane can be managed. Furthermore, the concept design will need to consider any impacts on the pedestrians in the area from flood waters.

We note that no change to existing surface is proposed outside of the property boundary; Lot 1 DP 1163346. Therefore, there is no change to Wright Lane proposed as part of the Stage 1A State Significant Development (SSD) Application. Installation of new services will be undertaken in Wright Lane and Worth Place as part of an Enabling Works project under local Development Application DA2018/00933, however the existing surface levels will be reinstated to existing. Any works to change surface levels in Wright lane would be subject to a separate future application(s) relating to the public domain works identified under the Concept Plan

		Date
Prepared by	CP	06/11/2019
Checked by	BC	06/11/2019
Admin	HB	06/11/2019

We also note that works to Lot 2 and 3 DP1163346 are limited to filling only under DA2018/00933, to achieve the prescribed Flood Planning Level, in accordance with Council's Flood Certificate. Again, works will be contained within the property boundary, will be maintained as per current surface and will mimic existing grades. The catchment will not be changed as part of these works and the existing overland flow regime will be maintained. The works are therefore not expected to have any adverse impact to pedestrians in the area.

7. Drainage and Infrastructure Management

According to CN records, there are existing drainage pipes and pits along Wright Lane, which connect to Worth Place. The drainage infrastructure extends between Worth Place to Workshop Way and services the existing public road network. (See Diagram 1 below).

It would appear these pipes service the existing road and adjoining properties. It is noted that in March 2018 Settlement Way and Workshop Way was dedicated to CN by HCCDC and it was anticipated that Wright Lane between Settlement Way and Workshop Way may also be dedicated as a public road, However, the road was sold to UoN.

CN's road assets and the adjoining properties will need to be serviced through the existing pipe system. The submitted survey and subdivision plan does not indicate how the drainage system along Wright Lane will be managed.

Because the drainage infrastructure is within Wright Lane and will be affected by the proposed development the following is recommended:

- 1. The drainage pipe system and any additional drainage required for the city road network to be clearly indicated on the stormwater plans.*
- 2. As Wright Lane is owned by UoN it is assumed that the drainage pipes in the lane will remain in their ownership. In this regard, UoN are to grant legal rights to CN for draining the existing nearby public roads. Similarly, the existing private properties on the Northern side of Wright Lane will need to be granted rights to discharge stormwater to the existing drainage system in the lane. Such easements are to be created over the existing pipe in accordance with the requirements of the Newcastle Development Control Plan 2012 and legal rights for easements to be granted in accordance with the Conveyancing Act 1919.*
- 3. Full CCTV dilapidation report (Pre-construction dilapidation) is to be prepared for the drainage pipe and a copy provided to CN.*

As noted above, works proposed under this SSD do not involve changes to Wright Lane surface levels or drainage infrastructure. Similarly, the grading to Lot 2 and 3 DP1163346 will not change the catchment to the existing drainage network. The catchment in Lot 1 DP1163346 will be detained via an onsite detention system in accordance with Aurecon design details and connected to the existing stormwater network on Worth place. Consequently, it is our opinion that, as the existing drainage infrastructure within Wright Lane will not be affected, no further investigation is required.

We trust that the above clarifies the queries from Council, however, should you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Chris Piper

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