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Cross Street, Tahmoor – Planning Proposal – Response to OEH Flooding

Dear Michael

Arcadis (formerly Hyder Consulting) prepared a Preliminary Stormwater Management Strategy (SMS)(23 November 2015) to inform a rezoning proposal for Ingham's property at Cross Street, Tahmoor. The report included a preliminary review of flood behaviour and stormwater management requirements necessary to accommodate future development.

The Office of Environment and Heritage (OEH) provided comments on this report in a letter dated 2 June 2016. Beyond summarising key aspects of the analysis undertaken by Hyder, the key comments included:

- Mainstream flooding – the report lacks discussion of smaller waterways in the proposed condition.
- Overland Flow Paths – the report should assess major overland flow paths within the site.
- Mitigation Strategy – ownership and maintenance of proposed basins should be addressed. Basins should also be assessed in accordance with Dam Safety Committee guidelines.

Arcadis considers OEH's comments to generally be valid, however they represent relatively minor issues that would typically be addressed following rezoning as part of the development application process. Some further discussion of these issues is provided as follows:

- The smaller waterways have limited, if any, impact on the development. Future development applications in close proximity to these waterways would assess any potential impacts.
- There are no major overland flow paths through the site (other than the waterways that have already been assessed). Local overland flows would be managed within the road network.
- Ownership and design of the basins is something that would be discussed with Council as part of future development applications and/or VPAs.

We trust that this is sufficient to address OEH's comments at this point. Should you require any further clarification please do not hesitate to contact me using the details below.

Yours sincerely



David Stone
Principal Engineer
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