

OUR REF: 6132

24 February 2023

Eastridge 117 Pty Ltd

Via Email: fraser@gassman.com.au

To whom it may concern,

**RE: STORMWATER MANAGEMENT ADVICE LETTER
LOT 117 ON SP316137 - EASTRIDGE STREET, STAPYLTON**

This advice letter has been prepared for submission to Gold Coast City Council as part of a Development Permit for Material Change of Use – Warehouse (with Ancillary Office) and specifically in response Council's Information Request dated 21 November 2022 for MCU/2022/525.

Hydraulic Assessment

9. Stormwater management

According to the approved Stormwater Management Plan (SWMP), stormwater quality and quantity estimations were made under the assumption the site comprises 80% impervious area and 20% pervious area. However, the proposed development appears to have an impervious area close to 100% of the site. Please clarify how the proposal meets the stormwater quantity/quality objectives within the approved SWMP. Provide a stormwater layout plan prepared by a qualified professional (RPEQ) for the entire site identifying all stormwater management measures.

Applicant response:

The 20% ground catchment noted for a typical industrial lot within the approved SWMP for the wider subdivision (Vantage Yatala Stage 1 SBSWMP (Rev 5) dated January 2022) is further broken down within the modelling to be defined as 60% impervious and 40% pervious which translate to a previous ground assumption percentage of 8% of the total Lot 117 site area.

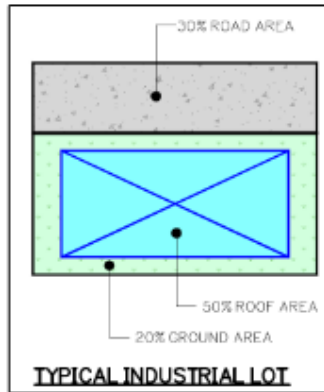


Figure 1: Typical Industrial Lot Catchment allocation per approved SBSWMP

As per the architectural site plans prepared by Two Clicks Design and submitted as part of this information request response the pervious landscaping area of the proposed development is 6% (refer **Figure 2** below).

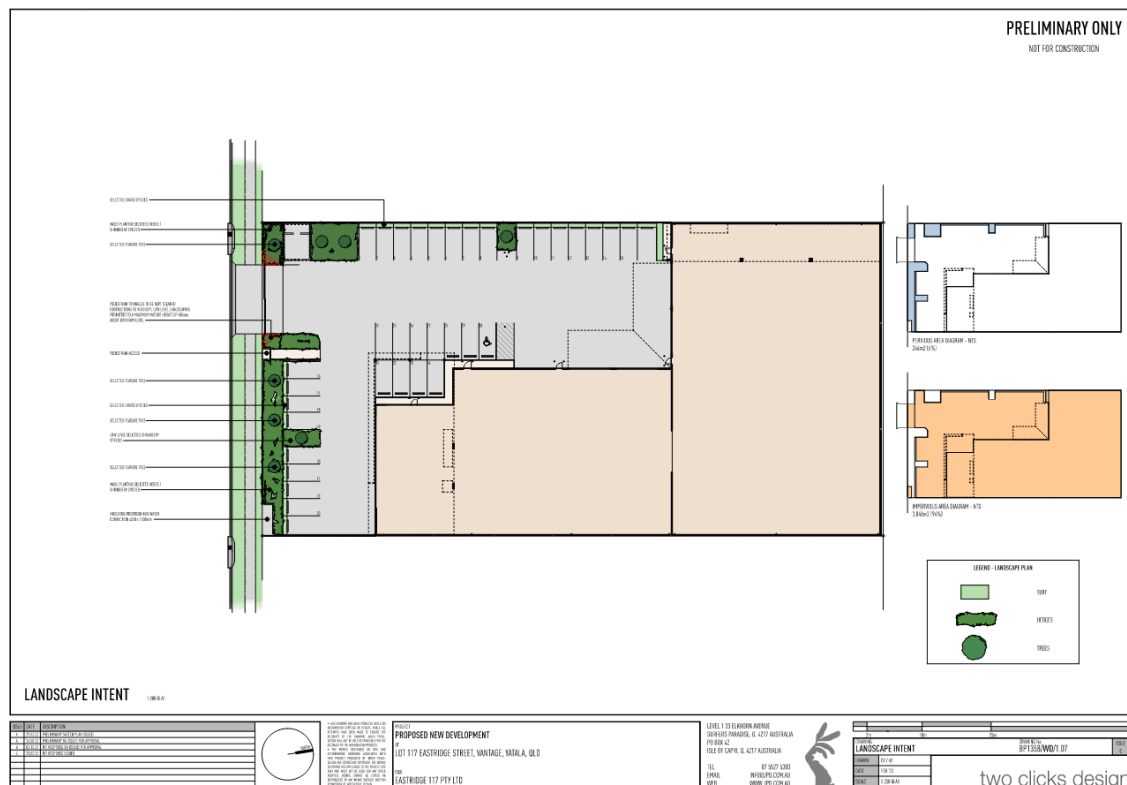


Figure 1: Typical Industrial Lot Catchment allocation per approved SBSWMP

With only a 2% difference across the Lot 117 specific breakdown, which equates to a 0.05% difference across the post-development catchment of Stage 1 identified in the approved SBSWMP, this minor difference is considered inconsequential to the ability of the Vantage Stage 1 regional stormwater basin infrastructure to meet the required quantity and quality objectives of the existing allocated catchment.

On this basis no further site-based stormwater measures are proposed over and above general site drainage works required to drain stormwater to the exiting property connection identified in GDP's original Engineering Services Advice Letter provided at lodgement of this application.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD

A handwritten signature in black ink, appearing to read 'Mitchell Gassman', is written over a horizontal dotted line.

MITCHELL GASSMAN
CIVIL PROJECT ENGINEER
R.P.E.Q 16939