

20 April 2023

Attention: Evan Yelavich
Our reference: 026-2301

505 Old Port Road, Craigie - Earthworks concept

Evan,

We have developed an earthworks concept for the proposed development in order to respond to item 2 from Councils Information Request dated 24/02/23 in [blue](#).

[Drainage Study](#)

2. Council notes that the site drains to Old Port Road. Demonstrate how the proposed allotments can achieve a lawful point of discharge. Undertake a local drainage study on the subject land to determine drainage impacts on the land and the downstream properties and the mitigation measures required to minimise impacts and achieve a lawful point of discharge for the new lots. In particular, the study must address the following:

[a. The contributing catchment boundaries, including non-concentrated flows from surrounding properties;](#)

The site in it's current state generally falls in a easterly direction towards the Old Port Rd frontage. Adjacent surrounding properties to the north, west and south do not discharge to, or through, the subject property. Refer to drawing SK-0010 showing the catchment for the site, and fall direction of surrounding lots. Additionally drawing SK-0011 also shows the existing contours for the site without the aerial imagery.

[b. Identify any requirement for drainage easements;](#)

An easement for drainage (and access) purposes will be required to service lots 4, 5, 6 in order to lawfully discharge to the road reserve. Refer to the concept earthworks drawing SK-0012.

[c. Identify low paths and general lot drainage direction to ensure all proposed lots \(including the existing house lot\) are provided a lawful point of discharge;](#)

With reference to the earthworks concept SK-0011 the following legal points of discharge are proposed and achieved:

| | |
|-------|--|
| Lot 1 | Old Port Road (Directly) |
| Lot 2 | Old Port Road (Directly) |
| Lot 3 | Old Port Road (Directly) |
| Lot 4 | Old Port Road (via common property/easement) |
| Lot 5 | Old Port Road (via common property/easement) |
| Lot 6 | Old Port Road (via common property/easement) |

d. Provide a certified drainage plan detailing finished site levels and demonstrating how this is to be achieved with the existing house being retained.

The proposed earthworks concept drawing SK-0012 demonstrates earthworks levels that achieve a cut-fill balance to the site, retains the existing dwelling, generally follows the existing topology, and achieves lawful points of discharge for individual allotments via overland sheet flow. The cut to fill intensity over the site is very minor in nature at approximately 30m³ per lot on average.

e. Confirm whether the house is to be retained or whether it cannot be retained should filling be required for the surrounding lots.

The existing dwelling is intended to remain in-situ. Minor earthworks activities are required in order to achieve legal points of discharge for individual allotments.

Summary

The attached drawings demonstrate that minor re-grading of the site can achieve legal points of discharge for each individual allotment while keeping the existing dwelling within proposed lot 4.

Should you require any additional information, please do not hesitate the undersigned on 0417 004 860.

Yours sincerely



Paul Mashford

Director

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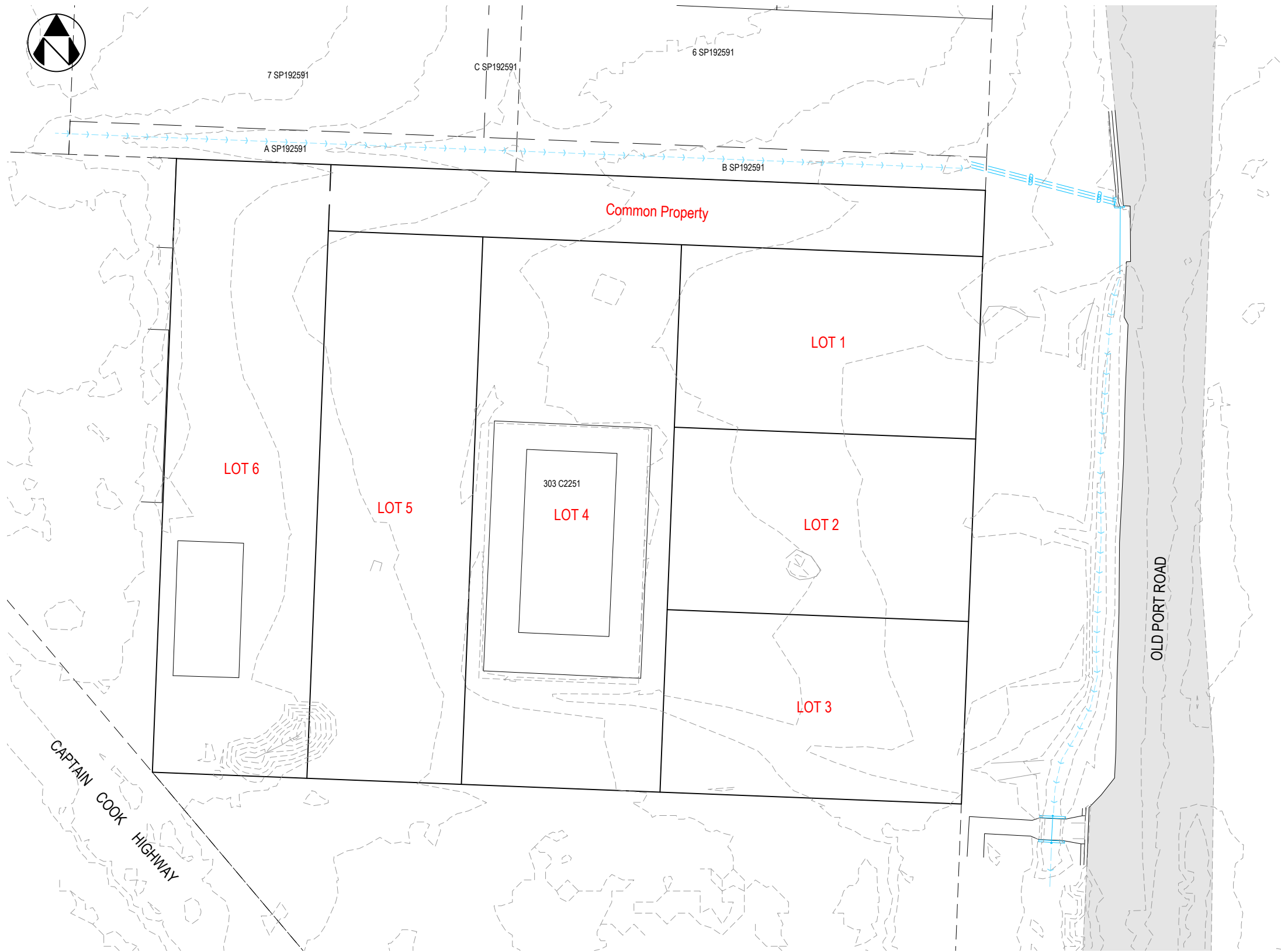
DRAWINGS



LEGEND

- EXISTING SURFACE CONTOURS (0.2m INTERVAL)
- CATCHMENT BOUNDARY
- FALL OF ALLOTMENT





LEGEND

--- 5.0 --- EXISTING SURFACE CONTOURS
(0.2m INTERVAL)





LEGEND

- 18.70 FINISHED SURFACE LEVEL
- 18.68 NATURAL SURFACE LEVEL
- ← — FALL OF LOTS
- → → EXISTING OPEN DRAIN/CREEK/GULLY
- 5.0 — DESIGN SURFACE CONTOURS (0.1m INTERVAL)
- 5.0 — EXISTING SURFACE CONTOURS (0.2m INTERVAL)

LEGEND - DEPTH OF EARTHWORKS

| DEPTH OF CUT | DEPTH OF FILL |
|----------------|----------------|
| LESS THAN 0.5m | LESS THAN 0.5m |
| 0.5m TO 1.0m | 0.5m TO 1.0m |
| 1.0m TO 1.5m | 1.0m TO 1.5m |
| 1.5m TO 2.0m | 1.5m TO 2.0m |
| 2.0m TO 2.5m | 2.0m TO 2.5m |
| 2.5m TO 3.0m | 2.5m TO 3.0m |
| MORE THAN 3.0m | MORE THAN 3.0m |

NOTE: DEPTHS ARE MEASURED BETWEEN EXISTING AND FINISHED SURFACES

