

27 May 2021

The Pittwater House Schools
c/- Neeson Murcutt Architects Pty Ltd
Level 2, 9 Roslyn Street
Potts Point NSW 2011

Lilian Szumer <lilian@neesonmurcutt.com>

Dear Lilian

We have reviewed the proposed s4.55 amendments to The Pittwater House Schools project, against both the stormwater and overland flow designs approved with DA2019/1274.

The impact and proposed changes to both the stormwater and overland flow design are summarised below.

Stormwater

The amendments include removal of the existing amphitheatre roof shown on architectural drawing DA05. The stormwater falling on the existing amphitheatre roof collects via a system of gutters and downpipes to a central pit and discharges into the stormwater conveyance pipes.

Once the roof is removed and replaced with shade sails, the stormwater will fall into the amphitheatre and collect at the walkway entrance shown in Figure 1. The new stormwater will be collected in a conventional 200mm grated box drain and connected to the existing stormwater conveyance pipe.

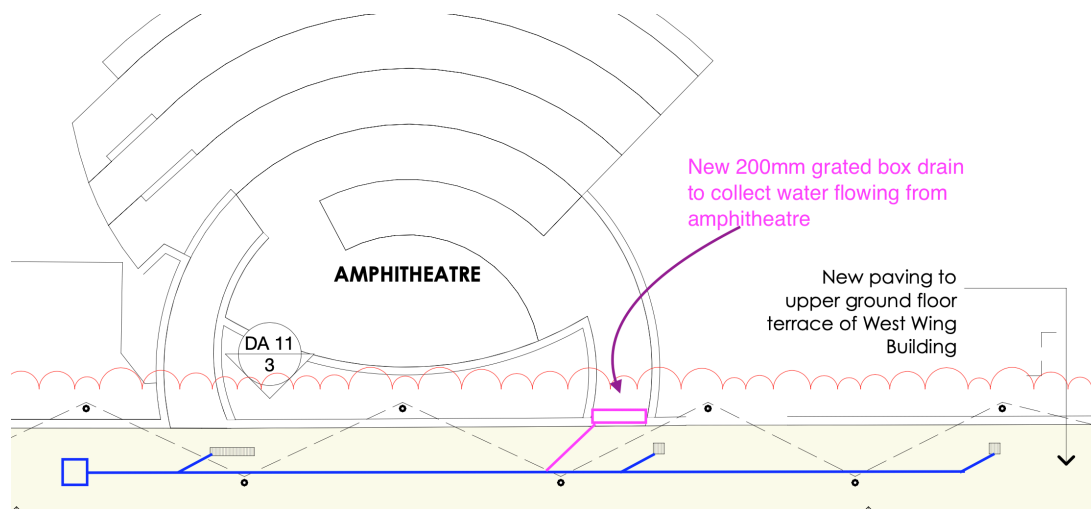


Figure 1. Stormwater that would have fallen on the roof will be collected in a linear drain

There will be no net change to stormwater flows offsite as a result of the s4.55 amendment.

Overland flow

The key s4.55 amendment relevant to overland flow—adjustment of the lift access area—is shown in Figure 5.

Figure 2 shows it is clear of the 1%AEP overland flow.

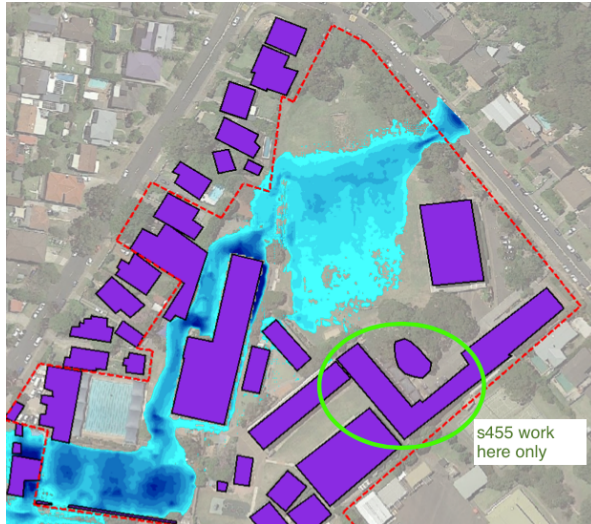


Figure 2 Predevelopment 1%AEP flow

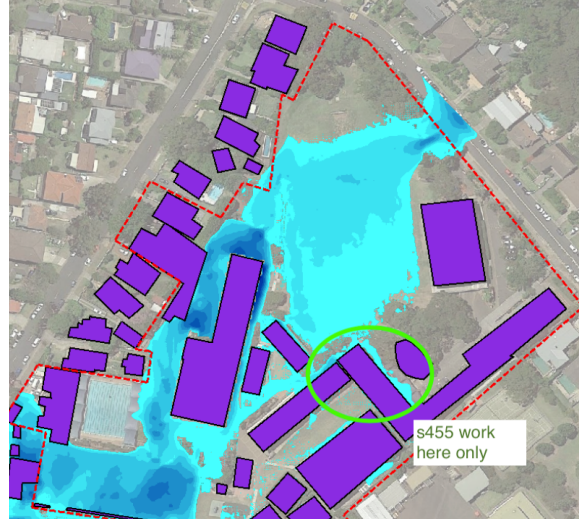


Figure 3. Predevelopment PMF flow

The construction of the flood bund on the oval (described in our report P170688-RP-FL-001 dated 25 October 2019) will be completed during Stage 2 of the project. This means a temporary situation where the predevelopment PMF flows (shown in Figure 3) remain and interact with the Stage 1 works (shown in this s4.55 amendment).

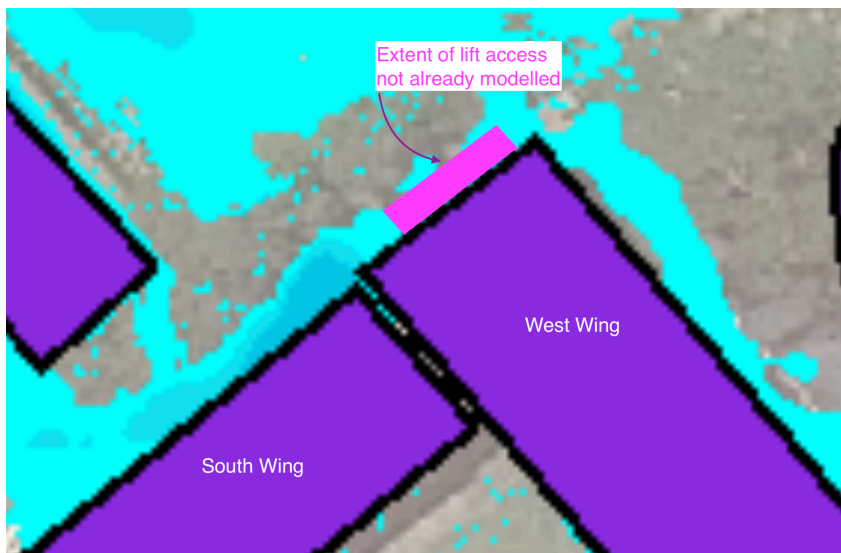


Figure 4. A larger scale segment of Figure 2 showing the PMF flows

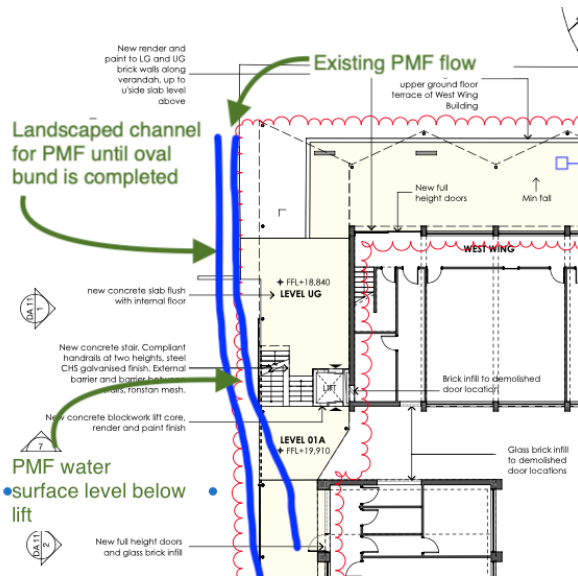


Figure 5. New layout around canteen area, including new lift and access platform

No works impact the PMF flows on any other properties.

No changes to existing floor levels are proposed.

Like the original proposal, a new lift and associated widening of the access area at Level UG is proposed. For the temporary arrangement, the PMF flow arriving from the oval will be diverted via a 150mm hob—either an extension of the retaining wall or a landscaped mound—along a dedicated landscaped channel section before re-joining its pre-development flow path along the western side of the South Wing building.

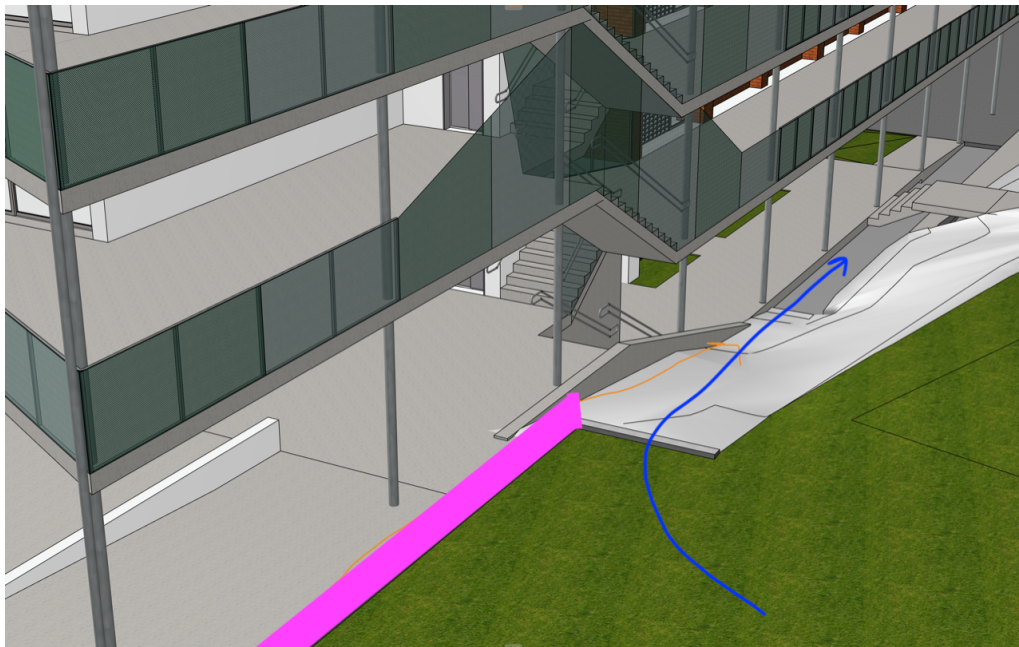


Figure 6. Hob shown in magenta diverting flow through landscaping to re-join original flow path

The lift entry point at RL18.84 is approximately 1.2m above the PMF water surface level (where 150mm deep water flows along ground surface at RL17.5). The entry point is also protected by the bund.

Once Stage 2 is completed, the temporary bund becomes redundant and can be removed.

Conclusion

The proposed s4.55 amendments do not impact the stormwater runoff or conveyance. Only a minor change from roof collection to surface collection is required.

The amendments do not affect the 1%AEP overland flow and are protected from the PMF flows.

In reference to s7.7 of our report P170688-RP-FL-001 dated 25 October 2019, the responses to all flood controls remain unchanged.

Please contact me with any questions regarding this report.

Kind regards,



Ian Warren
Managing Director

Stellen Consulting
 Level 1, 27 Belgrave Street, Manly, NSW 2095
 T. 0450 460 496
 E. ian.warren@stellenconsulting.com.au



Architectural drawings referenced

DRAWING No.	DRAWING TITLE	SCALE	REVISION
DA 01	COVER SHEET		04
DA 02	SITE ANALYSIS	1:1, 1:1500	02
DA 03	SITE ANALYSIS	1:200, 1:2000, 1:1000	02
DA 04	SITE PLAN	1:500	03
DA 05	DEMOLITION PLANS	1:500	02
DA 06	LIBRARY + STUDENT SERVICES PLANS	1:200	02
DA 07	LIBRARY + STUDENT SERVICES ELEVATIONS + SECTIONS	1:200	01
DA 08	SOUTH + WEST WING UNIVERSAL CORE PLANS	1:200	03
DA 08.1	SOUTH + WEST WING UNIVERSAL CORE PLANS	1:200	01
DA 08.2	SOUTH + WEST WING UNIVERSAL CORE PLANS	1:200	01
DA 08.3	SOUTH + WEST WING SECTION + ELEVATIONS	1:200	01
DA 09	TRAFFIC	1:200	03
DA 10	SHADOW DIAGRAMS	1:1500	02
DA 11	SCHEDULE OF COLOURS AND MATERIALS		02
DA 12.1	NOTIFICATION PLAN		02
DA 12.2	NOTIFICATION PLAN	1:200, 1:500	01
DA 12.3	NOTIFICATION PLAN SECTION 4.55	1:2000, 1:500	01
DA 13.1	CONSTRUCTION METHODOLOGY	1:1500	01
DA 13.2	CONSTRUCTION METHODOLOGY	1:1500	01
DA 13.3	CONSTRUCTION METHODOLOGY	1:1500	01