



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

4Site Design Group
www.4site.com.au
Melbourne 03 9589 7560
melbourne@4site.com.au
Bendigo 03 5441 4000
bendigo@4site.com.au

20 January 2025

Matthew Law
Crosier Scott
585 Burwood Road,
Hawthorn VIC 3122
matthewl@crosco.com.au
M. 0402 746 990

ADVERTISED PLAN

To Whom It May Concern,

Re: Confirmation of Civil Design Compliance for Proposed Addition to Existing Primary School at 2 Merrick Street, Stratford

1. Introduction

4Site Design Group has been engaged to develop a Civil Design for the proposed development at 2 Merrick Street, Stratford, VIC 3862. The development proposal includes a proposed Administration Learning Facilities (555m²) to be constructed within the development site. Stormwater drainage network to capture the building roof run-offs will be provided to Council nominated legal point of discharge (LPoD).

This letter was developed to assist Council in their assessment of the proposed development, in line with Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) and requirements of Clause 53.18 (Stormwater Management in Urban Development).

2. Purpose and Scope

The purpose of this letter is to evaluate the quantity and quality of stormwater associated with this development and to incorporate appropriate stormwater management strategies to comply with the relevant authority requirements.

3. Existing Conditions

The block for the proposed development is divide by as below (refer Appendix A):

- Total Area: 8,094m²
- Pre-development Pervious Area: 4,665m²
- Pre-development Impervious Area: 3,429m²
 - o Ex. GPLA Portable: 219m² (to be demolished)
 - o Ex. Toilet Block: 41m² (to be demolished)
 - o Ex. Gazebo: 31m² (to be demolished)
 - o Ex. Bike Store: 23m² (to be demolished)
 - o Ex. Admin: 137m² (to be re-purposed)
 - o Ex. Shed: 25m² (to be relocated)
 - o Ex. GPLA: 355m²+153m²+454m² = 962m² (to remain)
 - o Ex. Church: 220m² (to remain)
 - o Ex. Pavements: 636m²+203m²+212m²+371m²+183m²+69m²+97m² = 1771m²

a. Existing Site Drainage

The Legal Point of Discharge (LPoD) has been determined by the Wellington Shire Council and specifies that all stormwater runoff from roof surfaces, impervious areas, and water tanks must be conveyed to the existing property stormwater connection servicing the site (refer to Appendix B). The site exhibits a general slope towards the west, terminating near the intersection of Dixon Street and Merrick Street. Consequently, overland flow during a 100-year Average Recurrence Interval (ARI) storm event (equivalent to a 1% Annual Exceedance Probability [AEP]) will be directed towards the road reserve located to the west of the site.

4. Proposed Conditions

The block for the proposed development is divide by as below (refer Appendix C):

- Total Area: 8,094m²
- Post Development Pervious Area: 4,499m²
- Post Development Impervious Area: 3,595m²
 - o Ex. Admin: 99m²
 - o Ex. Shed: 25m²
 - o Ex. GPLA: 355m²+153m²+454m² = 962m²
 - o Ex. Church: 220m²
 - o Ex. Pavements: 699m²+212m²+429m²+183m²+110m² +97m²= 1730m²
 - o Proposed Administration Learning Facilities = 559m²

**ADVERTISED
PLAN**

a. Permissible Site Discharge (PSD) and Stormwater Detention

The Permissible Site Discharge (PSD) for commercial developments, in accordance with the Wellington Planning Scheme Clause 53.18 requirements, must not exceed the pre-development peak flow rate for a 5-year Average Recurrence Interval (ARI) storm event (20% Annual Exceedance Probability [AEP]). Detention systems must be designed to accommodate and attenuate post development flows generated by a 5-year ARI (20% AEP) storm event.

4Site Design Group will perform the necessary hydrological calculations using the BOYD Method to accurately determine the peak flow rates for the entire site and to establish the required detention volumes.

All required detention will be achieved through conventional methods, including the use of underground rainwater tanks, above-ground rainwater tanks, and/or integrated detention within the stormwater pipe network.

b. Stormwater Quality

Recognising the importance of stormwater management and the effects on the surrounding environment, **Wellington Shire Council** has included Clause 53.18 Stormwater Management in Urban Development into the relevant planning scheme. All new developments must comply with stormwater management objectives set out for subdivision, building and works and the site management objectives.

The best practice water quality performance objectives are as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives are as follows:

Pollutant	Current Best Practice Performance Objectives
Suspended Solids	80% retention of typical Urban Annual Load
Total Nitrogen	45% retention of typical Urban Annual Load
Total Phosphorus	45% retention of typical Urban Annual Load
Litter	70% retention of typical Urban Annual Load

The proposed treatment measures and the impacts of the development will be analysed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) WSUD Modelling Tool, in accordance with the Melbourne MUSIC Guidelines. The modelling will assume that stormwater runoff from the proposed building roof area will be captured and directed into the drainage system. Following initial capture, stormwater discharged from the detention system will undergo tertiary treatment before being conveyed to the existing drainage network.

The tertiary filtration system is designed to minimize the WSUD footprint for the project by employing advanced filtration techniques to remove gross pollutants, nitrogen, phosphorus, hydrocarbons, oils, and heavy metals from both rainwater and stormwater.

During the construction phase, a series of control measures will be implemented to prevent contaminants from entering the existing stormwater system. These measures will include sediment and erosion control strategies, as well as site management protocols to mitigate potential pollution risks (Appendix D).

The design approach aligns with the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) and will be finalized to satisfy the requirements of Clause 53.18 (Stormwater Management in Urban Development), subject to site-specific conditions and project requirements.

We look forward to working with the Council to achieve these outcomes. Should you require additional information or have specific feedback, please do not hesitate to contact us.

Should you require additional information or documentation to confirm compliance, please do not hesitate to contact us at douglas@4site.com.au and 03 9589 7560.



Douglas Sano
Structural Engineer
 B.Eng(Civil), MIEAust

**ADVERTISED
 PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

APPENDIX B – LEGAL POINT OF DISCHARGE



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

3 December 2024

4SITE DESIGN GROUP
 Suite 2, Level 1
 1 Bluff Road
 BLACK ROCK VIC 3193

Storm Water LPOD Response

OWNER
 ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF SALE

PROPERTY DETAILS
 CA: 1 SEC: 2, CA: 2 SEC: 2, CA: 3 SEC: 2 & CA: 10 SEC: 2
 2 MERRICK STREET STRATFORD 3862

PROPOSED BUILDING WORK/USE OF THE LAND:
 Addition of new double storey school building

REQUEST AS REPORTING AUTHORITY
 Storm water drainage - point of discharge

Stormwater Details	All storm water runoff from roofs, hard standing areas and water tanks is to be connected to existing property connection servicing the property.
---------------------------	---

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



BARRY NICHOLL
Municipal Building Surveyor

Parcels: 27173, 27174, 61390 & 64553

ADVERTISED
PLAN

Sale Service Centre 18 Desailly Street (PO BOX 506), Sale VIC 3850 Telephone 1300 366 244
 Yarram Service Centre 156 Grant Street, Yarram VIC 3971 Telephone (03) 5182 5100
 Web www.wellington.vic.gov.au Email enquiries@wellington.vic.gov.au







APPENDIX D – SITE CLEANING CHECKLIST

<h2 style="margin: 0;">CLEAN SITE CHECKLIST</h2> <p style="margin: 0;">Please photocopy to use on site</p>		
SITE DETAILS: Building Company: _____ Date: ____ / ____ / ____ Site Supervisor: _____ Site Address: _____ Client Name: _____ Contact Number: () _____		
SITE RULE	TASK	CHECK
SITE RULE 1 - Check Council requirements and plan before you start work on site.	Crossover away from lowest point Sediment control fence on lowest side Stockpiles away from lowest point Marked trees and vegetation to keep on site	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
SITE RULE 2 - Stop erosion on site and contain sediments.	Sediment control fence in place Catch drains on high side of site Vegetation areas kept at boundary Gravel sausage at storm water pit Downpipes set up as early as possible	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
SITE RULE 3 - Protect stockpiles.	Base and cover for stockpiles Gravel sausage at stormwater pit	<input type="checkbox"/> <input type="checkbox"/>
SITE RULE 4 - Keep mud off road and on site.	Crushed rock access point Vehicles keep to crushed rock areas Mud removed from tyres before leaving site Clean road if muddy Clean stormwater pit and maintain gravel sausage	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
SITE RULE 5 - Keep litter contained on site.	Litter bins in place with lid closed Site fencing in place	<input type="checkbox"/> <input type="checkbox"/>
SITE RULE 6 - Clean and wash up on site.	Cutting and clean up area on site Clean equipment off before washing Sediment filters downslope Contain all washings on site	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

ADVERTISED
 PLAN

