

Our Reference 133833_21 February 2013

21 February 2013

Leah Protyniak
Planning Section
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

Dear Leah

12 – 20 Fairbairn Drive, Corio (Application No: 366/2011)

Please find enclosed a set of revised plans for the proposed retail centre at 12 – 20 Fairbairn Drive, Corio. The plans have been amended in response to Council comments to show the following:

- The verified location of the existing drainage line towards the north of the site (as shown on TP02) and the location of the 3 metre wide drainage easement;
- An re-designed building footprint for Tenancy 3 and 4 to provide the requested 3 m wide easement; and
- Floor levels, determined in consultation with Council's engineering department, for each individual tenancy (as shown on TP05, TP07, and TP08).

We also request the following amendment to the proposed Permit Conditions

Prior to the commencement of the development hereby approved, engineer designed drainage plans must be submitted to and approved by the Responsible Authority. These plans must show that the design for the drainage system complies with relevant City of Greater Geelong Standards, Australian Rainfall and Runoff, Australian Standards (in particular AS 3500), WSUD Engineering Procedures: Stormwater CSIRO, and any other approved technical publications relevant to the development, demonstrating that the system caters for the development in accordance with the following design criteria:

- *Site run-off shall be limited to equivalent pre-development levels for rainfall events of up to the site's 10 year ARI event;*
- *An appropriate on site retention system shall be designed and installed to limit site run-off to designated levels;*
- *Runoff from Hard Standing Areas shall be treated to achieve current best practice pollutant removal targets by connection to an appropriate StormWater Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the responsible authority. The StormWater Treatment Facility must be maintained to the satisfaction of the Responsible Authority.*
- *Relevant freeboard is to be provided from 100 year flood levels external to the site (flood levels determined by CoGG) to floor levels of proposed buildings and external*

flood levels. A bund with freeboard will be considered in lieu of raised floor levels if shown that internal drainage is not compromised.

This change is requested to provide future flexibility to design an alternate solution (i.e. inclusion of a bund) should this be required.

We trust that this matter can proceed to allow exhibition of the Planning Scheme Amendment documentation. Should you wish to discuss this matter please do not hesitate to contact the undersigned or Matthew Payne on 03 5249 6888.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Anthony Wansink".

Anthony Wansink
Associate Planner

Enclosure Revised Architectural Plans (TP02, TP05, TP07, TP08)

Copy to Peter Schembri
City of Greater Geelong