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Nominated Architect
Vanessa Benitez 7446

07 November 2018

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

council@northernbeaches.nsw.gov.au

Attention: Stormwater Engineering Department

Re: 22-24 Carawa Rd Cromer
Project: Seniors Living Development Application

Following a Pre-lodgement meeting held on the 27 June 2017 at Council chambers – (PLM2017/0051) pre-lodgment meeting notes were provided by Council. In these notes one of the items that needed to be addressed is as follows:

As the subject site falls to the rear and there is no connection of stormwater from the site to the frontage, an easement to drain water is to be created in favour of the site over the downstream property(s). Evidence of the creation of the easement is to be submitted with the Development Application.

The pipeline within the easement is to be connected to the piped drainage system in Fisher Road North. Details of the pipeline and connection is to be provided with the Development Application. Any extension of the Council piped drainage system in Fisher Rd North will need to be provided at the applicant's cost to drain the proposed development. Full hydraulic details of the drainage line must be submitted with the Development Application.

In response to Council's request, site investigations were conducted together with Taylor Consulting Engineers to determine the best (only) drainage route from our site through to Fisher Road Nth.

We determined which Lots would be affected (2 off) and letters were sent out to the affected lots on the 23rd Nov 2017. In this letter the owners of 22-24 Carawa Rd offered to meet and discuss the easement further, however no response was received.

The owners of 22-24 Carawa Rd reached out to the affected property owners in December 2017 and they were verbally advised by the affected lot owners that they didn't want an easement through their property. In late December 2017 both owners verbally advised they would have their solicitors review the proposal and get back to us.

In January 2018 notes were left in the letter boxes of the affected lots, to contact the owners of 22-24 Carawa Rd to discuss further however no contact has been made.

Following a lack of response the owner of 22-24 Carawa Rd then proceeded to obtain a valuation of the proposed drainage easement. These were completed in June 2018.

Further attempts were made to discuss the valuation with the affected lot owners with no success.

Many attempts have been made to discuss a possible drainage easement as requested by Council and have been unsuccessful.

On this basis the design team has looked at other stormwater drainage options and observed precedents within the Northern Beaches Council area where pumping of stormwater is permissible and have adopted this design approach.

Note that by temporarily detaining stormwater on the site during major storm events, discharged flows off the site are restricted to the 5 year 'state-of-nature' levels for all storms up to and including the 100 year recurrence interval.

This design approach has been applied and can work successfully, as it does in other areas within the Northern Beaches area.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Vanessa Benitez', written in a cursive style.

Vanessa Benitez
Architect