

Storm water Management for 34 Plateau Rd, Bilgola Plateau

REF: DA 2021/2490

Attention: Paul David

Following our phone conversation 24/05 please find letter from our neighbour that has declined to grant permission for a storm water easement through their property.

Due to the vertical drop off at the bottom of our property, the heavily vegetated protected littoral rainforest and rocky outcrops of our neighbouring property the cost would be prohibitive to pursue this method of stormwater management.

Curb and guttering does not exist on this section of Palmgrove Rd in front of our neighbours property, potentially causing stormwater to pool in this area.

Please see Storm Water Management plan prepared by Northern Beaches Consulting Engineers previously loaded on the planning portal as a preferred option.

Kind Regards
Craig Lester
0418 248 218

Dear neighbour... circumstances, at any time

I/we 15 Palmgrove Road Avalon Beach
are proposing to redevelop our property at 34 Plateau RD,

Before we can proceed with this proposal Council has advised us that we have two options for the drainage of stormwater, the first, which is Council's preferred method, is to obtain a drainage easement to convey the stormwater runoff from our property to the nearest public stormwater drainage infrastructure or Council approved discharge point, being

This will require you to grant me/us a drainage easement through your property with all legal and survey costs for the creation of the easement being borne by us, together with any consideration for the use of your property as determined by an independent valuation or agreement. (Attach independent valuation or agreement to this form)

The other alternative is to install an underground absorption system or level spreader (if appropriate for this site) to spread and disperse the stormwater flow. As the runoff and seepage from this system may flow towards your property because of the slope of the land, the best solution would be to have a drainage system that will convey our stormwater via an inter-allotment drainage pipe to

You are advised that if Council determines that the only way for the drainage of stormwater is via an easement through your property, I/we may have to use Section 88K of the Conveyancing Act 1919 to request the Supreme Court to grant me/us the drainage easement. This will probably result in legal expenses and time spent for both you and I/us.

Could you please indicate your position regarding this matter so that we can advise Council to enable our application to progress.

YES I/we are willing to grant you a drainage easement.

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Name Address

^{we} NO I/we are not willing to grant you a drainage easement.

[Signature] 15 Palmgrove RD Avalon

Name JR WILLIAM McKEIT Address 15 Palmgrove Road
Avalon Beach