

28 March 2022

Mr Jack Joseph  
W T Malouf Pty Ltd  
Suite 5A, 2 New McLean Street  
EDGECLIFF NSW 2027

**DRAINAGE EASEMENT FOR PROPOSED REDEVELOPMENT AT 122-124 QUEENSCLIFF ROAD**

Dear Mr Joseph

We Gemini Queenscliff Pty Ltd and Kristoffer Harvey (jointly) are proposing a redevelopment of our property at 122-124 Queenscliff Rd, Queenscliff NSW 2096.

As part of the proposed development on 122-124 Queenscliff Ave, Northern Beaches Council has advised us a drainage easement is preferred to convey the stormwater runoff from our property to the nearest public stormwater drainage infrastructure or Council approved discharge point, being the kerb and gutter in Aitken Avenue.

This would require you to grant us a drainage easement through your property to sufficiently allow for the installation of a stormwater PVC pipe. Please find attached a sketch of two options for the location of the proposed stormwater easement. In consideration of the stormwater to be constructed as part of your development, the location on the western side of your property would reduce conflict with your sit drainage.

Should you be willing to grant a drainage easement, we will cover all costs involved, including any legal costs, survey costs, construction works required for the easement and any reasonable costs associated with modifications required to your development to accommodate such easement.

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

*Manly Developments 2016 Pty Limited agrees to consent to the lodgement by Gemini Queenscliff Pty Limited and Kristoffer Harvey of a development application for the development of 122-124 Queenscliff Avenue, Queenscliff which provides for a drainage easement within 24 Aitken Avenue, Queenscliff to convey stormwater. This consent is as land owner and is not to be construed as a consent or agreement to the granting of the drainage easement. The location and the terms under which the drainage easement may be granted are still subject to the agreement of the parties.*

  
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Mr Jack Joseph

*On behalf of Manly Developments 2016 Pty Limited  
24 Aitken Avenue, Queenscliff NSW*

Yours faithfully,

**Kristoffer Harvey**  
+852 6111 9434  
[kristofferharvey@hotmail.com](mailto:kristofferharvey@hotmail.com)