



Our Reference: SY160709
Your Reference:

12/04/2022

Morrison Design Partnership
Suite 302, 69 Christie Street
ST LEONARDS NSW 2065

Attention: Mr Vee Chin

Dear Vee

**Re: Belrose Manor Residential Aged Care Facility – 181 Forest Way,
Belrose, NSW 2085
Civil and Water Services Coordination DA Design Letter of Intent
for S4.56 Amendment**

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Further to our recent correspondence of 12 April 2022 and our previous involvement in preparing civil and stormwater concept DA drawings for the above project, we confirm our receipt and review of the following documentation:

- Revised Architectural Drawing package prepared by Morrison Design Partnership (project ref 3169) dated 5 April 2022; and
- Summary of Design Changes Letter prepared by Morrison Design Partnership dated 8 November 2021.

Our review of the above documentation identifies that the revisions to the proposed development that will impact the civil design, consists of the following:

- Additional 4x carparking including 1x additional disabled parking within the external on-grade carpark, labelled "S1" on drawing DA050, Revision N;
- Relocation of the proposed substation for the development, labelled "S2" on drawing DA050, Revision N;
- Relocation of the retaining wall adjacent to the additional "S1" carparking, labelled "S3" on drawing DA050, Revision N;
- Adjustment of the length and alignment of the driveway ramp leading into the Lower Ground Floor Level carpark, labelled "S4" on drawing DA050, Revision N; and
- Adjustment of the internal courtyard outline, labelled "S5" on drawing DA050, Revision N.

Generally, the above design amendments represent minor changes to the hardstand areas, which will have negligible impact to the design of the proposed on-site detention (OSD) system and stormwater drainage network. Such changes will involve minor updates to drainage pit and pipe positions. We consider that this level of detail could be undertaken during detailed design for Construction Certificate, as there will be no change to the DA stormwater drainage strategy.

As noted in our previous DA Design Letter of Intent dated 31 October 2019, the previously documented OSD tank will require relocation within the Lower Ground Floor footprint to accommodate previous modifications to the building footprint. However as stated previously, several other viable positions for the on-site detention tank are available, primarily under the lower ground courtyard to the east of the building, which enable equivalent site area inflows, outflow attenuation and storage volume to satisfy Northern Beaches DCP requirements.

Furthermore, we confirm that the stormwater quality treatment system and stormwater disposal strategy will remain in accordance with the previously submitted ACOR Civil Plans.

Thus, we consider that the stormwater drainage strategy and design intent will remain in accordance with the previously submitted ACOR Civil Drawings.

In addition, the revised architectural plans for the proposed residential aged care facility development will have no impact on the current sewer or water design.

We trust that the above is sufficient for your present needs. Should any further assistance be required, please do not hesitate to contact the undersigned.

Yours faithfully,
ACOR Consultants Pty Ltd

A handwritten signature in blue ink, appearing to read 'Matthew Buttarelli', written over a horizontal line.

Matthew Buttarelli
Associate Senior Civil Engineer