

James Taylor & Associates

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3 April 2025

Kylie Hitchman
3 Lauderdale Avenue
Fairlight NSW 2094

Dear Madam

METHODOLOGY FOR THE PROPOSED CONNECTION INTO EXISTING COUNCIL EASEMENT AT 3A LAUDERDALE AVENUE, FAIRLIGHT

James Taylor & Associates, Civil and Structural Consulting Engineers have been engaged for the proposed development at 3 Lauderdale Avenue, Fairlight. We have prepared civil and structural documentation to accompany the Development Application (DA).

The proposed development includes a stormwater management system that captures and treats runoff before discharging into the Council drainage system (the system) located in the existing easement within 3A Lauderdale Avenue, Fairlight. The proposed connection into the system does not require a new easement as the works are fully contained within the existing easement extents. The relevant easement on 3A Lauderdale Avenue is contiguous with the boundary between 3A and 3 Lauderdale Avenue. The proposed connection into the system would increase the catchment area by approximately 5%, which is considered an insignificant increase. The capacity of the system has been checked for peak storm events and the system has adequate spare capacity to drain the proposed development for 3 Lauderdale Avenue, Fairlight.

The scope of works for the proposed connection would include the following (but is not limited to).

Stage 1 - Investigation

- Site investigations to locate and inspect the Council pit.
- CCTV of the system to verify existing condition.
- Additional survey of the system to confirm relevant pit and pipe information.
- Investigations and structural assessment of the existing wall within 3A Lauderdale Avenue.

Stage 2 - Construction

- Core drilling through existing wall and pit for 2 new 150mm diameter stormwater pipes.
- Installation of pipes, sealing into pit and into wall. Installation of flexible coupling within 3 Lauderdale Avenue to allow for differential movement.
- Reinstatement of Council pit, garden bed and plantings as required to restore to current arrangements.

It is estimated that the construction works for the connection described above would take less than 5 days, and may be undertaken in a manner to minimise disturbance to the property owners of 3A Lauderdale Avenue.

Should you require any further information, please do not hesitate to contact the writer.

Yours faithfully

JAMES TAYLOR & ASSOCIATES



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Director