

Our Job Number: 220502
22 February 2023

The Assessing Officer
Northern Breaches Council
PO Box 82 Manly, NSW 1655

c/- Stafford Architecture

STORMWATER MANAGEMENT REQUIREMENTS

RE: STORMWATER MANAGEMENT FOR THE PROPOSED AMENDMENTS TO THE APPROVED OUTBUILDING, PROPOSED NEW SWIMMING POOL AND ASSOCIATED LANDSCAPING WORKS AT 23-25 LOCH STREET, FRESHWATER NSW

At the request of Darren Holland, RTS Civil Consulting Engineers Pty Ltd has been engaged to assist with the stormwater management works required for the proposed development at 23-25 Loch Street, Freshwater.

This stormwater management statement is to be read in conjunction with the proposed Statement of Environmental Effects prepared by Tony Moody Planning & Development (Reference: 21011TM dated 20 February 2023).

Below is a summary of the requirements in relation to the current proposed modification.

1. The Council approved stormwater management plans prepared by ITM Design (H-DA-00, H-DA-01 & H-DA-02 dated 13.07.2021) formed part of the Development Application approval, Development Consent No. DA2021/1469.
2. The approval however excluded the on-site stormwater dispersal trench and incorporated a Deferred Commencement Condition (Condition no.1 - DA2021/1469 – “Stormwater Drainage Easements Downstream Properties”).
3. The Deferred Commencement Condition requires a stormwater drainage easement benefiting the development be obtained through a downstream property, conveying stormwater to Ellen Street drainage system.
4. The property owners of 12 Ellen Street, Freshwater are currently burdened by an existing inter-allotment drainage easement and 100mm uPVC pipeline conveying stormwater to Ellen Street. The existing easement benefits 19 Loch Street, Freshwater.
5. The property owners of 12 Ellen Street and 19 Loch Street, Freshwater have granted approval for the development to benefit from the existing drainage easement. The pipeline is proposed to be upgraded to a 150mm uPVC pipeline. Further details and amended plans will be provided to address the Deferred Commencement Condition in a separate application.

It is considered that only minor amendments are required to facilitate stormwater disposal under

this current modification. It is therefore recommended this be addressed by way of a Condition of Consent. For example, a Condition of Consent could be provided in the following terms:

"The applicant is to demonstrate how stormwater from the proposed New Swimming Pool and New Outbuilding shall be disposed of in accordance with Northern Beaches "Council's Water Management for Development Policy" and generally in accordance with stormwater management plans prepared by ITM Design drawing numbers H-DA-00, H-DA-01 and H-DA-02 dated 13.07.2021 excluding the on-site stormwater dispersal trench system.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development."

We trust that this letter and corresponding documentation meets the requirements set by Northern Beaches Council. Please contact the author if further clarification is required (or if the DRAINS files are required) on 0448 448 960 or via email at rhys@rtscivil.com.au.

Yours sincerely

RTS CIVIL CONSULTING ENGINEERS PTY LTD



Rhys Mikhail

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