

3 May 2019

Neil & Rachel Cooke
2 Ellery Parade
Seaforth NSW 2092

c/o matt@watersheddesign.com.au

Stormwater design and erosion & sediment control plan in support of the proposed new dwelling at 2 Ellery Parade

Dear Neil & Rachel Cooke

Please find attached the drawings describing the stormwater management plan for the proposed new dwelling at 2 Ellery Parade, Seaforth.

The stormwater management plan is described in the following Stellen Consulting drawings:

DR-000	REV 2	Legend
DR-001	REV 2	Pipe Layout & Level Spreader Details
DR-002	REV 2	Roof Layout
DR-003	REV 1	Details
DR-004	REV 1	Site Areas
SD-001	REV 0	Sediment & Erosion Control Plan

The stormwater management plan conforms to the relevant conditions and requirements of the following with noted exceptions:

- *National Construction Code (2016)*
- *Australian Standard AS3500.3 – “Plumbing and Drainage: Part 3 Stormwater Drainage”*
- *Northern Beaches Council “Manly” Specification for On-Site Stormwater Management 2003, Including Page 8 & 9 Amendments from the Planning and Strategy Committee (13 September 2004). ⁽¹⁾*

Exceptions:

1. Council requires a DN150 pipe for a charged stormwater system; however, after completing a pipe capacity check for a DN100 pipe, it was considered to be hydraulically adequate and is proposed for the development.
2. The number of downpipe locations was restricted on the eastern side of the main dwelling due to architectural constraints. The stormwater capacity of the eastern side roof is restricted to a 1.25%AEP storm event which is more than the council required 1%AEP. Any surcharging flows between 1.25% - 1% AEP storm event is to be collected via the pit and sent to the level spreader.
3. A decrease in the net impervious area (99.25m²) from pre to post development is proposed. No additional adverse impacts on adjoining and downstream properties are expected as a result of the post-development flows generated by the site. Based on the above on-site detention is not recommended.

We recommend the proposed stormwater management plan as a safe and practical solution to support the proposed development.

Kind regards,



Stuart Steinle-Davies

Engineer

Stellen Consulting

Level 1, 27 Belgrave St, Manly, NSW 2095

T. 0410 992 700

E. stuart.steinledavies@stellenconsulting.com.au



Drawing List

Architectural Drawings DA01 through to DA8 by Watershed Design, Issue B, all dated 25 March 2019.

Survey (Ref 3592-17) by Daw & Walton consulting surveyors, dated March 2017.

DA Application for 2 Ellery Parade, Seaforth NSW 2092

"Potential Stormwater Easement"

DearSTUART,.....

We, Rachel and Neil Cooke are proposing to redevelop our property at 2 Ellery Parade, Seaforth NSW 2092.

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 located along Frenchs Forest Road.

This will require you to grant 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.

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 within our property. This proposed system is exactly the same as the existing house stormwater system, however we are now proposing to divert the majority of the building roof water to Ellery Parade.

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

.....

Name

.....

Address

☒ NO I/we are not willing to grant you a drainage easement.

STUART VIDUER

Name

3 PEACOCK ST, SEAFORTH
2092

Address

DA Application for 2 Ellery Parade, Seaforth NSW 2092

"Potential Stormwater Easement"

Dear PATRICK & TIFFANY

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

.....
Name Address

☒ NO I/we are not willing to grant you a drainage easement.

PATRICK & TIFFANY DAVIS 1 PEACOCK STREET SEAFORTH
Name Address

DA Application for 2 Ellery Parade, Seaforth NSW 2092

"Potential Stormwater Easement"

Dear DAVID

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

.....	
Name	Address

☒ NO I/we are not willing to grant you a drainage easement.

<u>DAVID GRIFFIN</u>	<u>11 FRENCHS FOREST RD SEAFORTH</u>
Name	Address

DA Application for 2 Ellery Parade, Seaforth NSW 2092

"Potential Stormwater Easement"

Dear *Renee + Chris,*

We, Rachel and Neil Cooke are proposing to redevelop our property at 2 Ellery Parade, Seaforth NSW 2092.

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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.

.....	
Name	Address

☒ NO I/we are not willing to grant you a drainage easement.

<i>Renee Taylor</i>	<i>9 Frenchs Forest Rd Seaforth</i>
.....	
Name	Address