

Job Number: SY202330

23rd June 2021

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William Phelps

McIntosh & Phelps Pty Ltd
Level 2, 17 Federation Rd
Newtown NSW 2042

Dear William,

**RE: Proposed Civil and Stormwater Works
67, 69 Pioneer Road; 28, 30 Bramsen Street, Bellambi**

Northrop Consulting Engineers has prepared this letter to identify and justify the proposed stormwater strategies and in principle support from Council as a supplement to the Civil Engineering drawings (C01.01[1], C02.01[2], C02.11[2], CO3.01[1], C04.01[2] and C04.02[1]) for the submission for the proposed development at 67, 69 Pioneer Road; 28, 30 Bramsen Street, Bellambi.

1. Stormwater Quantity Management

Generally, the preliminary stormwater system at the abovementioned project is proposed to include the following:

- Below ground OSD storage
- Landscaped/grassed swales to convey stormwater prior to discharge into OSD
- Grated trench drain to collect stormwater along driveway
- Discharge into the existing council network within Bramsen Street via a proposed pit and pipe within the verge/road reserve

A phone discussion with council's stormwater engineer (April 2021) confirms the outlined stormwater strategy is generally in accordance with council's Stormwater Management Policy.

Additionally, a trafficable (Class 'D') grated stormwater pit is proposed within the new driveway layback at the kerb. We note that this is common practice where pits are located within laybacks and Council's guidelines do not prohibit their use. We understand from discussion with council that this approach is acceptable in these circumstances.

We trust you find this information satisfactory at this time. Feel free to contact the undersigned on 9156 3162.

Yours Faithfully,



Angelica Kamperos

Civil and Environmental Engineer (BE Civil & Environmental) Hons
NORTHROP CONSULTING ENGINEERS PTY LTD