

LMW DESIGN GROUP PTY LTD

STRUCTURAL AND HYDRAULICS ENGINEERS AND BUILDING CONSULTANTS

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03/03/2025

Attention: George Banks Architecture

RE: PROPOSED INDOOR GYM AT 38 BRYANT STREET, PADSTOW

STOTRMWATER CERTIFICATION (EXISTING STORMWATER SYSTEM)

An inspection was carried out on the above site to ascertain the adequacy of the existing stormwater system at 38 Bryant Street, Padstow on 25th Feb 2025. At the time of the inspection, the following was noted from a visual inspection only:

- Multiple downpipes discharged to the concrete/terracotta pipe that fell towards the rear of the property.
- There were some downpipes disconnected from the drainage pipe under.
- Access was not available to check the underground service. Professional licenced plumber/s to ensure there is no blockage and leakage

The existing stormwater system has been in service for over 40 years. The proposed development application involves:

- Internal fitout and change of use
- No change of impervious areas. The existing site is 100% impervious
- No change of the existing pattern of drainage system
- Minor repair of existing drainage system by licenced plumber/s

It is considered that the existing system is acceptable to serve this proposed development (indoor gym) at the 38 Bryant street, Padstow.

Respectfully yours,

LMW Design Group Pty. Ltd.

Steven W Waters

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