

1 July 2011



The General Manager
Camden City Council
PO Box 183
CAMDEN, NSW 2570

Attn: Anderw Ison/Jasmina Duric

Dear Sir

**EASEMENT FOR OVERLAND STORMWATER PATH
59-73 LODGES ROAD, NARELLAN**

BMD Properties is the registered owner of Lots 2 and 3 in DP520826 (being part proposed Lot 101 in DA148/2011 and Lot 20 in DA 535/2010). These lots are downstream of Lot 200 in DP1022680.

BMD Properties has reviewed the plans submitted by Angus Bristow retirement village in relation to DA 393/2010 and will grant an easement for overland flow across its land, subject to Council including appropriate conditions of consent to ensure that:

1. Stormwater discharge from the site is restricted to the pre-developed flow in all storm events and that the discharge is fully captured (up to 1% AEP) on the subject site and conveyed in a stormwater pipe at the site boundary.
2. The stormwater design is appropriate and meets relevant standards.
3. Any buildings approved by Council in relation to this DA are set back in accordance with Council's minimum set back requirements from the site's western boundary.
4. The applicant must, prior to release of a Construction Certificate, secure an easement for the purposes of Draining Water from the owner of downstream lots.

Please also note that the need for the creation of the easement was anticipated by BMD Properties and the layout plan for the future subdivision of the BMD Land (DA 716/2011) includes a preferred size and location through proposed Lot 19 (west of the existing dam).

BMD Properties confirms that negotiations with the Applicant for the acquisition of the easement are well progressed and that BMD Properties will not unreasonably withhold the required easement.

Yours faithfully,

A stylized, handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Director
BMD Properties Pty Ltd

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Director
BMD Properties Pty Ltd

cc. Peter McFadyen, McFadyen Architects Pty Ltd, PO Box 4052, Wagstaffe NSW 2257

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- NOTES
1. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
 2. CONTOUR INTERVAL 1m
 3. ROC & ES - DENOTES RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 9 WIDE

CAMDEN CITY COUNCIL
PLAN OF PROPOSED SUBDIVISION
OF LOT 20 IN PLAN NO. 22670/LS2
(DA 535/2010 - PT LOT 3 DP 520826
& PT LOT 1 DP 545452)
LOT 101 IN PLAN NO. 101402ADJ
(DA 148/2011 - PT LOTS 1 & 2 DP 520826)
LODGES ROAD, ELDERSLIE

RATIO 1:1500 @ A3 DATE 23/03/2011 REF 22670-SUB3