

16 May 2019

Mrs ME Jamieson & Mr A Jamieson  
160 Eastern Road  
Wahroonga NSW 2076

c/o: Kelly Small <ksmall@cmssurveyors.com.au>

**Civil engineering design in support of the proposed 4 lot subdivision at 160 Eastern Road**

Dear Mrs ME Jamieson & Mr A Jamieson

Stellen Consulting was engaged to assess the proposed 1 into 4 lot subdivision at 160 Eastern Road, Wahroonga in reference to stormwater drainage and access.

The stormwater management plan and access arrangement for the proposed development is described in the following Stellen Consulting drawings:

**General**

*CV-000 Revision 2 CIVIL WORKS COVER SHEET*

**Stormwater**

*DR-001 Revision 3 PROPOSED INTERALLOTMENT DRAINAGE*

*DR-002 Revision 1 CATCHMENT PLAN, PIT & PIPE SCHEDULES*

**Site Access**

*CV-101 Revision 3 SUBDIVISION ACCESS – LAYOUT*

*CV-102 Revision 2 SUBDIVISION ACCESS – LONG SECTIONS & SHARED ACCESS LAYBACK*

*CV-110 Revision 2 SUBDIVISION ACCESS – SWEPT PATHS ENTRY*

*CV-111 Revision 2 SUBDIVISION ACCESS – SWEPT PATHS EXIT*

**Stormwater**

The stormwater management plan conforms to the relevant requirements of the following:

- i) National Construction Code (2019)
- ii) AS/NZS 3500.3:2018 – “*Plumbing and Drainage: Part 3 Stormwater Drainage*”
- iii) Ku-ring-gai Development control Plan (June 2016), Part 24 – “*Water Management*” (refer below)

Lot 3 and 4 overflow to the street with a significant portion of Lot 1 also overflowing to the street. Lot 2 has a safe overflow path available down the proposed access driveway from Junction Road. On this basis the proposed inground inter-allotment drainage has been designed to carry the flows generated by each lot during a 5% AEP rain event in lieu of the 1% AEP design event recommended in section 24R.2 of council's DCP.

**Site Access**

The site access conforms to the relevant requirements of the following:

- i) Ku-ring-gai Development Control Plan (June 2016), Part 4B – “*Access and Parking*”
- ii) AS/NZS 2890.1:2004 – “*Parking facilities - Off-street car parking*”
- iii) Ku-ring-gai council – “*Pre-development Application Comments*” (PRE0157/18)

We recommend the proposed stormwater design and access arrangement (as described in the drawings above) as a safe and practical solution to support the development.

Kind regards,



Logan English-Smith  
**Engineer**

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**Supplied Documentation**

Subdivision plan prepared by CMS Surveyors  
"18038Bsubdivision 2" revision 6