

15 Oct 2021

Ref: SY200211-00-CV-LE03-1

Royal Far West  
C/O  
Nicholas Gassmann  
Candalepas Associates  
2/56 Berry St,  
North Sydney NSW 2060

Dear Nicholas,

**Re: RFW Manly – Council’s submission (Ref 2021/612759) dated 6 September 2021 to the S75W Modification Application (MP10\_0159-Mod-1)**

Please find this advice letter in response to the Northern Beaches Council (NBC) submission (ref 2021/612759) for the section 75W modification application for Royal Far West, with particular reference to the ‘FLOODING COMMENTS’ and ‘DEVELOPMENT ENGINEERING COMMENTS’ contained therein, which relate to both flooding and stormwater.

Northrop attended a meeting with NBC on 8 October 2021 to discuss Council's submission more generally. In advance of the meeting, NBC was issued an Overland Flows Assessment and a Flood Statement both prepared in December 2020 against the withdrawn detailed DA design.

A specific Stormwater & Flooding meeting followed on 13 October 2021, with Council officers Patrick Stuart and Alex Kwok in attendance. Concurrence was reached with NBC on the following items discussed:

## 1. Flooding

Northrop presented the Flood Statement plan and confirmed that the existing floor level at Building A (Centre for Country Kids building) and the basement entry was 10mm & 20mm lower than the PMF storm respectively – This was considered by NBC to be negligible.

Ground level RLs are not documented in the S75W design documentation and it was confirmed that adherence to and the detail of flood planning levels would be addressed against the DA design levels and are not subject to the S75W modification.

## 2. On-site Detention (OSD)

Council’s submission noted that *“On site stormwater detention is required with this development which is consistent with previous stages.”*

NBC confirmed that on site stormwater detention **is not** required for the overall site, given that the site is affected by the 1% AEP (flood prone land), which is in line with the Northern Beaches Water Management Policy (2020).

### 3. Discharge Points

NBC confirmed that a single discharge point at Wentworth St is acceptable provided that there are no clashes with the existing services. It was confirmed that the detail of discharge points would be addressed in the DA design and are not subject to the S75W modification.

Northrop are available should you wish to discuss any of the details contained herein.

Yours sincerely,

A handwritten signature in black ink, appearing to read "D Liganaris", written over a light grey grid background.

**Danny Liganaris**  
Senior Civil Engineer  
Cpeng NER  
Northrop Consulting Engineers