



14 February 2017

Principal Certifying Authority  
c/- Design Inc Pty Ltd  
Attention Mr Robert Godfrey  
Level 12, 77 Pacific Highway  
NORTH SYDNEY 2060

Dear Sir,

**RE: REPORT ON EXISTING DRAINAGE INFRASTRUCTURE AT  
100 ETON ROAD, LINDFIELD**

A walk over of the abovementioned building was carried out by this office on 04 July 2016. The object of our inspection was to carry out a visual inspection of the existing site drainage.

The inspection was visual only and we did not lift any pits or send any cameras to investigate the condition of the pipes. Based on our visual inspection, the existing infrastructure appears sound. At the time of the inspection several pits had accumulated leaves and other debris, this may have been flushed through the drainage system during the next rain event however the cause of the accumulation is likely due to the site not being occupied and consequently maintenance has not been carried out at regularly intervals.

There are no new buildings being proposed during the new works, which are an internal refurbishment. Some minor landscaping may take place although this is not finalised. It is therefore proposed to keep the current drainage infrastructure in place with a recommendation as part of the main contracts works to carry out thorough maintenance of all pits and to carry out a photographic investigation of the main stormwater lines.

The aim of the policy document "Guidelines for developing adjoining land and water managed by DECCW" clause 2.2 Stormwater Runoff is "Nutrient levels are minimised, and stormwater flow regimes and patterns mimic natural levels before it reaches OEH land". Given that the proposed works are internal and no external changes are proposed then we believe that the discharge from our site to DECCW land remains as per the status quo and no further action is required to meet this policy.

We also believe that the above also addresses the requirements of the SEARS report for water sensitive urban design (WSUD), since the existing stormwater drainage is not being altered thus the introduction of WSUD into the existing infrastructure should not be required.

**DIRECTORS**

B Fimmano B.E. (Hons), M.I.E. Aust., C.P.Eng.

R P Clifford O.M.I.E. Aust.

M A Grogan B.E., M.Eng., M.I.E. Aust., C.P.Eng.

**CONSULTANT**

A J Birzulis B.E., M.Eng. Sc., F.I.E. Aust., C.P.Eng.

We trust that this is acceptable for your purposes at this stage but should you require any further information or clarification please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michael Grogan', with a stylized flourish at the end.

**MICHAEL GROGAN**

Director