

25th February 2021

Marco Dardano
Mille Projects
B31, Sydney Markets Plaza
250-318 Parramatta Road
Homebush West NSW 2140

email: marco@milleprojects.com.au

Dear Marco,

RE: RENEWAL OF RANELAGH APARTMENTS (3 DARLING POINT ROAD), DARLING POINT – STORMWATER MANAGEMENT ADVICE TO SUPPORT DA

Reference is made to the Development Application for renewal works at Ranelagh Apartments, Darling Point. This is regarding stormwater management for the development. In particular this statement is to provide comment on the recommended measures.

Our interpretation of the Architectural Drawings (Revision D) prepared by Scott Carver, dated February 2021, indicates the scope of work for the development generally comprises:

- Internal refurbishment works to the existing building.
- Addition of a proposed (top floor) penthouse within the existing building footprint; and
- The development will result in a total proposed additional footprint area of approx. 23 m². That is, additional footprint area of Carpark Level 1 = + 12m²; additional façade footprint area = + 11m².

On this basis, Northrop advises:

- Section 2.2.4 of Woollahra Council Development Control Plan 2014, Chapter E2 'Stormwater and Flood Risk Management', Clause C1 (b) states:

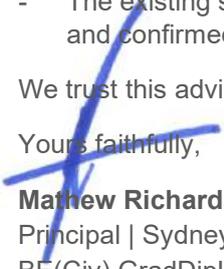
'developments involving alterations and additions where the additional gross impervious area is greater than 40m² and the total site area is more than 500m².'

.....therefore, on-site stormwater detention is not required for this development.

- The strategy for stormwater management from the (top floor) penthouse addition should be incorporated into the roof drainage system for the existing building.
- The strategy for stormwater management from the additional carpark level 1 area (12m²) should be incorporated into the existing site drainage system, as required.
- The existing stormwater drainage system being relied upon for the development should be tested and confirmed as functional, prior to completion of the project.

We trust this advice is sufficient to support Development Application for the project.

Yours faithfully,


Mathew Richards
Principal | Sydney Civil Manager
BE(Civ) GradDipLGE MIEAust CPEng NER