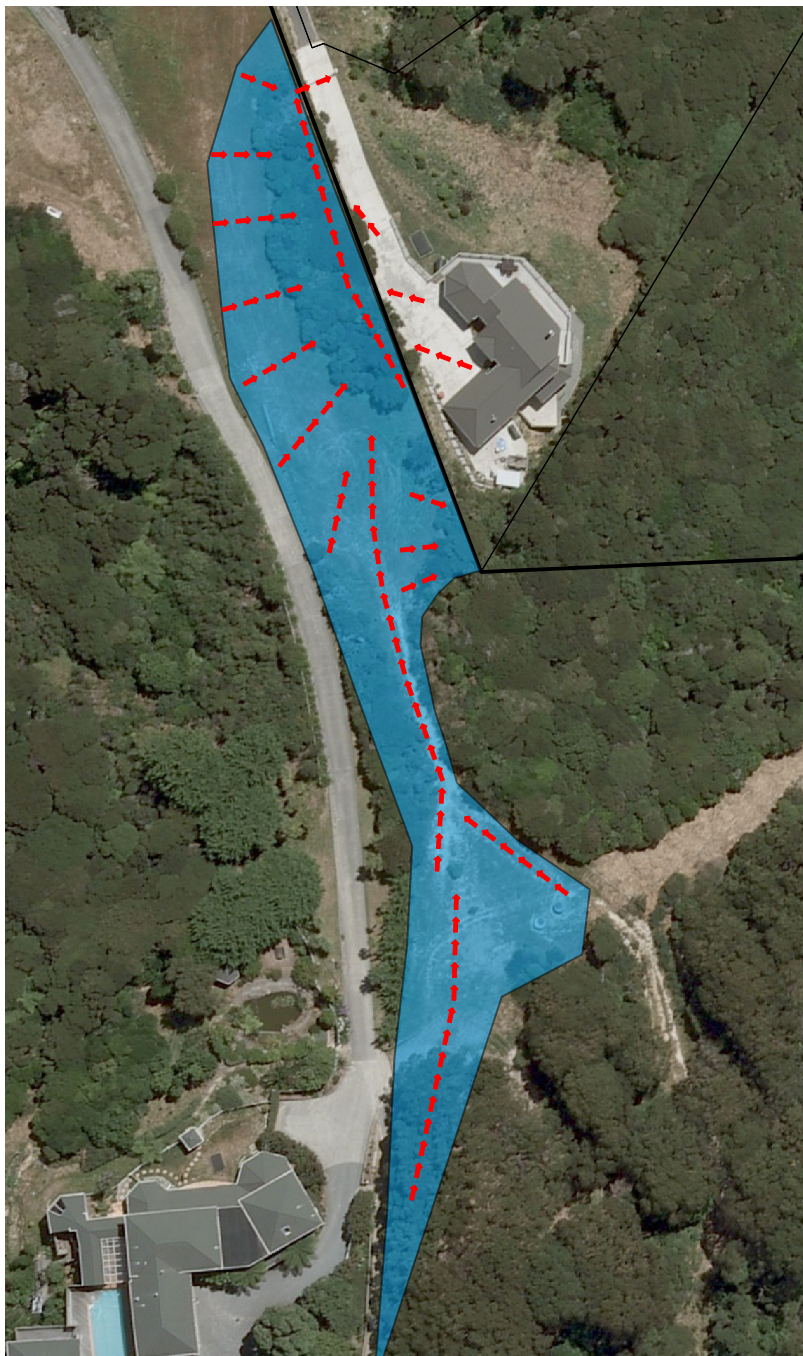


Before: Drainage area 2150m<sup>2</sup>



After: Drainage area 940m<sup>2</sup>



Note: Area where driveway is built above recession plain and creates a problematic ponding area on our property without our agreement. The neighbour's driveway discharges to this ponding area (and we suspect the retaining wall drainage behind the garage does too) treating our property as if it is a public drain. The natural flow path has been cut by the neighbour's driveway which we are advised is built on on uncertified fill (see encumbrance on their title placed by council).

One possible explanation for the neighbour's storm water issues is that the cut and 3m high retaining wall behind their garage may have intercepted a spring.

Note: Area the where we have put in a trench above the retaining wall in the hopes of reducing surface water run off moving toward the wall, but don't expect this to help much if this is an underground issue.

Another possible explanation for the neighbour's storm water issues is that they channel their own surface water into the ponding area they created on our land from where it soaks through their uncertified fill below their driveway causing erosion.