

15 June 2025

Chief Executive Officer  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Address of the Project: **81 Beacon Hill Road, Beacon Hill**

Description of Project: **Civil Design Letter - Subdivision & Dwellings**

With reference to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, **STORM-1**, Stormwater Management Details, **STORM-2**, Road Reserve Civil Works Plan, **CIVIL-1**, and Driveway Long-Sections, **CIVIL-2**, for your perusal.

**STORM-1** shows the collected proposed roof areas, hard stand and landscaped areas from each of the lots discharging to the kerb and gutter in Telgarra Place via the proposed easement. The combined discharge rate to the kerb and gutter is less than 25 l/s in the 1% AEP storm event.

Each of the proposed lots required on-site detention, which was calculated using the full computational method because more than 30 m<sup>2</sup> of the total site bypasses the proposed on-site detention systems. DRAINS modelling software was utilised to design the proposed on-site detention system.

Note that each lot has a BASIX rainwater storage tank proposed in accordance with the Council's and Sydney Water's requirements for non-potable reuse.

**STORM-2** shows the required stormwater management details for the proposed development.

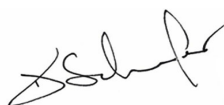
**CIVIL-1** and **CIVIL-2** show the driveway access, details and long-sections of the proposed driveways to access each of the parking facilities.

This is to certify that the Stormwater Management Plan layout as shown on **STORM-1** and **STORM-2** by Taylor Consulting Civil & Structural Engineers has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage and Northern Beaches Council's Warringah D.C.P. and Water Management for Development Policy.

Should you require any further information, please contact the undersigned.

Yours faithfully

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**TAYLOR**

