



NORTHERN SYDNEY
Seascope
Suite 7 22-27 Fisher Rd
Dee Why NSW 2099

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

1 October 2025

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

Address of the Project: **111 Addison Road, Manly**

Description of Project: **Drainage Letter - New Dwelling**

With reference to the modification of the Development Application for the above property, please find copies of the site Roof and First Floor Drainage Plan, **STORM-1/H**, Ground Floor Drainage Plan, **STORM-2/F**, Stormwater Management Details, **STORM-3/D**, and the Erosion and Sediment Control Plan, **STORM-4/A**, for your perusal.

The plans show collected flows from the proposed roof areas, along with surrounding hardstand and landscaped areas, discharging to the kerb and gutter in Addison Road.

Note that in each proposed lot of the duplex, 2x3000-litre above-ground rainwater storage tanks are proposed for non-potable domestic reuse in accordance with Council and BASIX requirements.

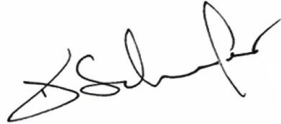
Also note that in each proposed lot, a 7,452-litre detention storage tank located beneath the rear deck is proposed. Analysis was conducted using DRAINS Modelling Software and in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 3, Zone 1 – Southern Catchments of the Northern Beaches Council Water Management For Development Policy.

The plan also shows that water quality devices should be included within the stormwater drainage system in order to comply with the Council Water Management Policy for Development. The MUSIC modelling file is attached for your perusal.

This is to certify that the Stormwater Management Plan layout, as shown on Plan **STORM-1/H**, **STORM-2/F**, **STORM-3/D** and **STORM-4/A** by Taylor Consulting Civil & Structural Engineers, has been designed in accordance with Part 3.1.3 - Drainage of the Building Code of Australia Housing Provision AS/NZS 3500.3 Plumbing And Drainage – Stormwater Drainage, Northern Beaches Council's - Water Management for Development Policy and Notice of Determination DA2024/0142 conditions 14 and 18.

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

Yours faithfully
TAYLORCONSULTING.NET.AU



D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.

