



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

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

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CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

6 November 2025

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

Address of the Project: **14 Stewart Street, Curl Curl**

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

With reference to the Development Application for the above property, please find copies of the site Stormwater Management Plan, **STORM-1/B**, Stormwater Management Details, **STORM-2/B** and Erosion and Sediment Control Plan, **STORM-3/C**, for your perusal.

STORM-1/B shows collected flows from the proposed roof areas, along with surrounding driveway and landscaped areas to be collected by the site drainage system and discharged to the level spreader at the rear. The level spreader has been designed to ensure the flows are not concentrated.

Please note that the level spreader outlet is situated directly adjacent to the northern site boundary, without the typical 3.0m setback. It is our belief that this minor departure from the policy is appropriate as the neighbouring property is a Council reserve which will not be developed and is not private property. The velocity/depth product for the 1% A.E.P. flows from the subject site is 0.04 and as such additional scour protection or energy dissipation measures are not considered warranted.

STORM-2/B shows the required details for the proposed stormwater works for the development.

STORM-3/C shows the erosion and sedimentation control measures proposed for the property during construction.

Note that the property is flood-affected and therefore no on-site detention will be required.

Note that a rainwater storage tank, situated at the lower ground level below the proposed rear deck, is proposed for non-potable domestic reuse in accordance with BASIX requirements.

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

Yours faithfully
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