



25 August 2022

Our Ref: SYD22062

Momentum Projects

Suite 3, Level 3
273 Alfred Street
North Sydney NSW 2060

Attention: **Mr Andrew Xu**

Dear Andrew,

PROVISION FOR STORMWATER DETENTION IN SUPPORT OF SECTION 4.55 MODIFICATION

**Project: Proposed Mixed-Use Development
28 Lockwood Avenue, Belrose
Northern Beaches Council Development Application DA2020/0393
Land & Environment Court (LEC) Case No 2020/283826**

In accordance with Consent Condition 21 and the approved concept plans prepared by MYD Consulting Engineers, the on-site detention (OSD) storage for the proposed development is intended to provide a storage volume consistent with pre-developed flow based on a state of nature condition (100% pervious).

Platinum Property Advisors No 1 Pty Ltd ATF The Trustee for Platinum Property Advisors No 1 Trust v Northern Beaches Council *LEC No. 2020/283826*

21. On-site Stormwater Detention Details

The Applicant is to submit stormwater drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WATER MANAGEMENT POLICY for DEVELOPMENT, and generally in accordance with the concept drainage plans prepared by MYD Consulting Engineers, drawing number MYD Consulting Engineers, dated D00-D005, D16, D17. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. In reference to the DRAINS model parameters in accordance with the former Warringah Council "On Site Stormwater Detention Technical Specification" the Pre-developed condition is to be state of nature is 100% pervious. The DRAINS model is to be amended accordingly and may result in the increase in the size of the on-site stormwater detention tank. A letter is to be issued to the Certifying Authority stating that these requirements have been met.
- ii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development

22. Vehicle Driveway Gradients

It is noted that the existing site was formerly used as Belrose Library, opening in 1979 and closing in 2017. A historical reference image is available on the Council web site at <https://northernbeaches.recollect.net.au/nodes/view/14752?keywords=>



Based on revised DRAINS software modelling, a proposed detention volume of 252m3 is proposed to achieve the required design parameters.

STORMWATER DETENTION CALCULATION SUMMARY

Project: 28 LOCKWOOD AVE BELROSE

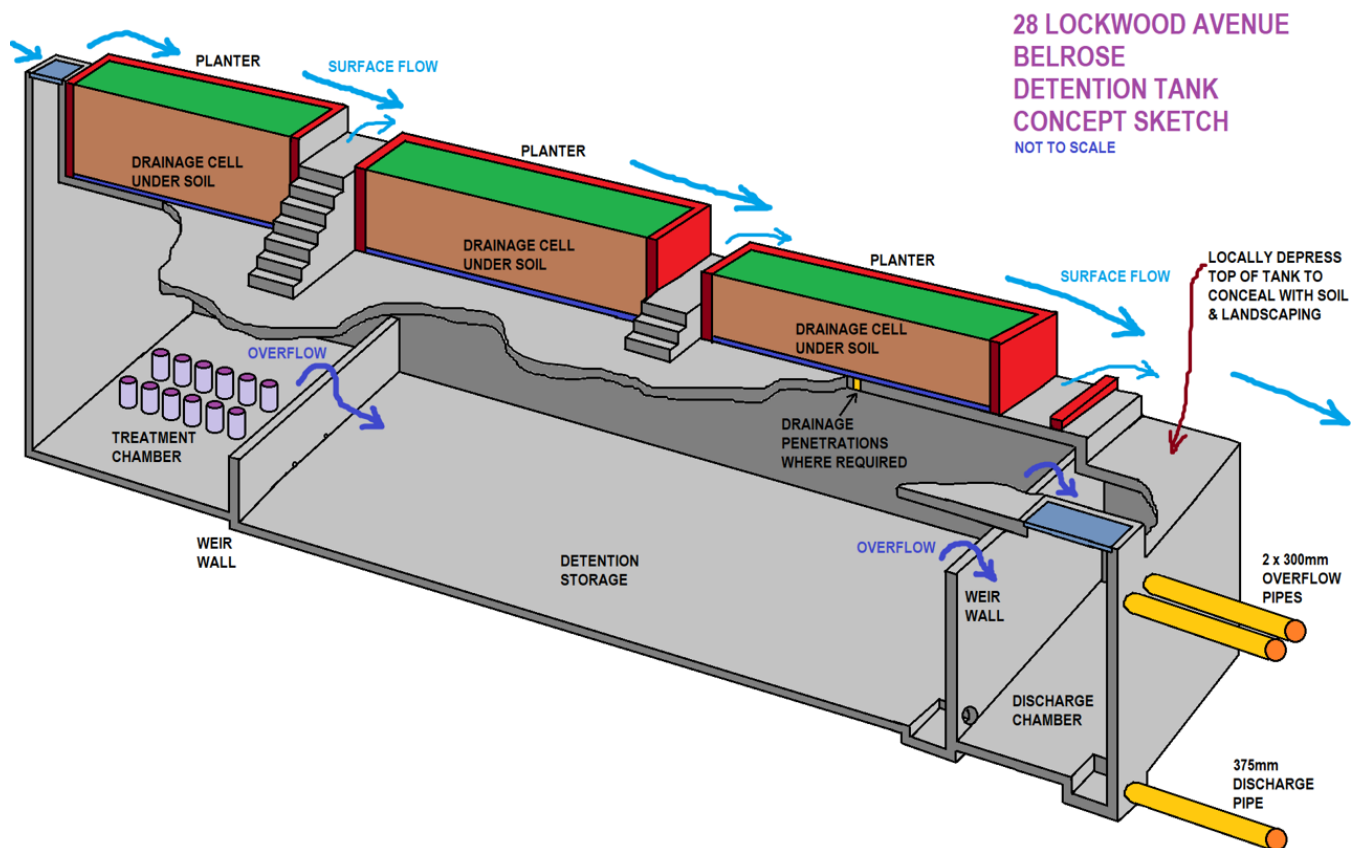
Effective detention storage up to RL 154.90 (overflow level)

Storm Duration	5 YEAR ARI or 0.2 EY					20 YEAR ARI or 5% AEP					100 YEAR ARI or 1% AEP				
	Existing Runoff L/s	Detained Flow L/s	Overflow L/s	Total Outflow L/s	Max Water RL m	Existing Runoff L/s	Detained Flow L/s	Overflow L/s	Total Outflow L/s	Max Water RL m	Existing Runoff L/s	Detained Flow L/s	Overflow L/s	Total Outflow L/s	Max Water RL m
10min	99	45	45	152.498	183	59	59	152.988	278	84	84	153.638	278	84	153.638
15min	97	42	42	154.818	177	62	62	153.430	254	75	75	154.233	254	75	154.233
20min	90	42	42	153.050	159	54	54	153.740	241	74	74	154.656	241	74	154.656
25min	87	38	38	153.215	155	54	54	153.975	240	71	71	154.955	240	71	154.955
30min	78	38	38	153.347	135	49	49	154.159	207	93	93	155.022	207	93	155.022
45min	87	37	37	153.654	104	44	44	154.543	182	123	123	155.022	182	123	155.022
1.0hr	68	32	32	153.814	132	46	46	154.813	157	115	115	155.026	157	115	155.026
1.5hr	51	29	29	154.063	87	57	57	154.966	135	114	114	155.015	135	114	155.015
2.0hr	55	28	28	154.232	88	78	78	154.994	140	135	135	155.034	140	135	155.034 max

1st ORIFICE DIAMETER = 50 mm
 2nd ORIFICE DIAMETER = 180 mm
 MINIMUM INTERNAL TANK AREA = 64.5 m2
 REQUIRED STORAGE VOLUME = 252 m3
 SITE AREA = 5322 m2
 EXISTING IMPERVIOUS PROPORTION = 0 % ASSUME STATE OF NATURE
 PROPOSED IMPERVIOUS PROPORTION = 94 %

The location of the detention tank is generally consistent with the previously approved concept plans and the position has been adjusted to avoid a number of existing trees to be retained along the western side of the site. BASIX assessment confirms that no rainwater storage is required for the development.

A rough conceptual sketch of the detention tank is provided below.



28 LOCKWOOD AVENUE
BELROSE
DETENTION TANK
CONCEPT SKETCH
NOT TO SCALE

Additional information accompanying this correspondence:

- Section 4.55 stormwater concept drawings (11 sheets)
- On-Site Detention Checklist
- DRAINS modelling file (.drn format)

Kind Regards,

Engineer's Name: Isaac Yip
 Company: erbas™
 Position: Senior Civil Engineer
 Qualifications: BE(Hons) MIEAust CPEng NER APEC Engineer IntPE(Aus) RPEQ
 National Engineering Registration EA ID 390977
 For Class 2 Buildings in NSW: Professional Engineering Registration PRE0000120
 Design Practitioner Registration DEP0000595

Signature:

Isaac Yip

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Quality
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Regulated Design Record				
Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
Drawing Title: -		Drawing No: -		
Rev	Date dd.mm.yy	Description	DP Full Name DESIGN PRACTITIONER	Reg No
-	NOT YET	-	ISAAC YIP	DEP0000595

28 LOCKWOOD AVENUE, BELROSE STORMWATER SERVICES

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ISSUE	DATE	AMENDMENT
P1	27.07.22	PRELIMINARY SECTION 4.55 ISSUE
P2	09.08.22	UPDATED SECTION 4.55 ISSUE
P3	25.08.22	SECTION 4.55 ISSUE

LEGEND

ABBREVIATIONS

APF ANNUAL EXCESSANCE PROBABILITY
 ARI AVERAGE RAINFALL INTENSITY
 CO CLEAROUT
 D DRAINAGE
 DP DOWNPIPE
 DWG DRAWING
 E EROSION
 REC REINFORCED CONCRETE
 CMC GRANITE/HEAVY STEEL
 GSD GRAVED TRENCH DRAIN
 NDR NON-DRY FLOOR/DRYHOLE
 E INVERT LEVEL
 RFS RECESSED
 L LINES PER SECOND
 LA LINES PER SECOND
 M METER
 MS METER SQUARE
 MA METER PER SECOND
 MM MILLIMETER
 NDR NON-DRY
 OF OVERFLOW
 PFD PLASTER DRAIN OUTLET
 PVC UNPAVED TO WALL CHORD
 Q QUANTITY OF FLOW FOR 10 YEAR ARI STORM
 QSD QUANTITY OF FLOW FOR 10 YEAR ARI STORM
 RNS RECTANGULAR NICHOLSON SECTION
 R REDUCED LEVEL
 RND RAINWATER OUTLET
 SRA STORMWATER REGULATION
 SAK SLOPE ACCESS CHAMBER
 SWS STORMWATER SERVICES
 UNO UNLESS NOTED OTHERWISE

PIPE SERVICES

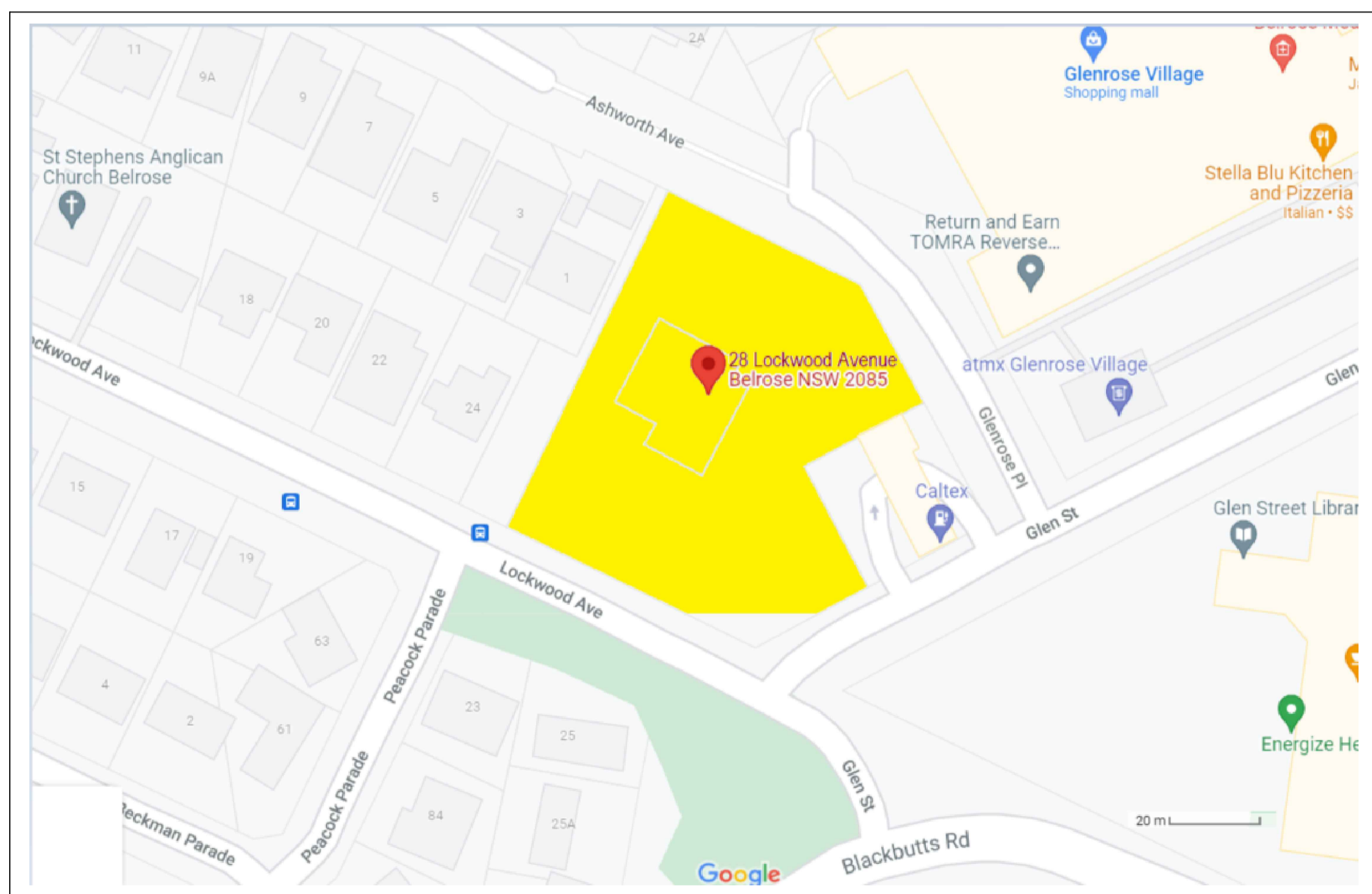
EXISTING/NATURAL CONDUIT
 STORMWATER DRAINAGE
 LARGE STORMWATER
 EXISTING LARGE STORMWATER
 SUBSOIL DRAINAGE
 STORMWATER BENCH MARK
 OVERFLOW
 CATCHMENT EXTENT
 SEWER FENCE
 EXISTING SERVICE
 EXISTING REDUNDANT SERVICE TO BE REMOVED
 EXISTING AUTHORITY WATER MAIN
 EXISTING AUTHORITY SEWER MAIN
 EXISTING AUTHORITY STORMWATER MAIN
 EXISTING AUTHORITY GAS MAIN
 EXISTING AUTHORITY TELECOMMUNICATIONS CONDUIT
 EXISTING AUTHORITY ELECTRICITY SERVICE
 ELECTRICAL CONDUIT

SYMBOLS

PENETRATING PIPE
 NON-PENETRATING PIPE
 PENETRATING OFFSET
 NON-PENETRATING OFFSET
 PENETRATING TIE DROPPER
 NON-PENETRATING TIE DROPPER
 PIPE BEAK
 CAPPED SERVICE
 OPEN ENDED PIPE
 CONNECT TO EXISTING PIPE
 SERVICE CONNECTION
 STREET HYDRANT
 PUMP CONTROL PANEL ON WALL
 SURFACE FLOW DIRECTION
 SURFACE GRADING TO DIRECT FLOW
 PIPE NETWORK NODE
 OVERFLOW GULLY
 CLEAR OUT
 PLASTER DRAIN OUTLET
 RAINWATER OUTLET
 GRAVED TRENCH DRAIN
 DETAIL NUMBER & DESCRIPTION
 DRAWING REFERENCE & SCALE

SCHEDULE OF DRAWINGS

DRAWING NO.	DRAWING TITLE
SYD22062-SW000	COVER SHEET, LEGEND & DRAWING SCHEDULE
SYD22062-SW001	SOIL & WATER MANAGEMENT PLAN
SYD22062-SW002	BASINMENT 4 PLAN
SYD22062-SW003	BASINMENT 5 PLAN
SYD22062-SW004	BASINMENT 6 PLAN
SYD22062-SW005	LOWER GROUND FLOOR PLAN
SYD22062-SW006	GROUND FLOOR PLAN
SYD22062-SW007	LEVEL PLAN
SYD22062-SW008	ROOF PLAN
SYD22062-SW009	DETAIL SHEET 1
SYD22062-SW010	DETAIL SHEET 2



STREET LOCATION PLAN

IMPORTANT - FOR PRINCIPAL CONTRACTOR

TO ENABLE THE ISSUE OF STORMWATER CERTIFICATION PERMITTING OCCUPATION IN ACCORDANCE WITH CONVOI, LEGISLATION, THE CONTRACTOR MUST OBTAIN THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY FOR COORDINATING ALL STORMWATER INSPECTIONS. AGENCY OF INSPECTION WILL PREVENT ISSUE OF STORMWATER CERTIFICATION. SEE INSPECTION SCHEDULE COMPLETED BY ERBAS & ASSOCIATED.

INSPECTION NO.	STORMWATER INSPECTION REQUIREMENTS	ISSUE	INSPECTION DATE	FREE	FAIL
		NAME	ISSUANCE	NO. OF	NO. OF
1	INSPECTION OF INTEGRATED STORMWATER DRAINAGE (PRIOR TO BACKFILL MANDATORY)				
2	INSPECTION OF AIR RELEASED STORMWATER DRAINAGE (NOT VIEWED AT INSPECTION NO. 1 (OPTIONAL))				
3	INSPECTION OF INTERSECTION PIPE / GULLY / TRENCH (PRIOR TO BACKFILL (IF APPLICABLE))				
4	FINAL INSPECTION ON COMPLETION OF ALL LANDSCAPING & POST COMMISSIONING OF THE STORMWATER SYSTEM (MANDATORY)				
5	SURVEY OF RAINWATER & OVERFLOW DRAINAGE & WORKS TO BE COMPLETED STORMWATER DRAINAGE (MANDATORY) TO BE PROVIDED TO ERBAS PRIOR TO INSPECTION				

THIS DRAWING HAS BEEN PREPARED IN COLLABORATION WITH THE FOLLOWING DRAWINGS:

Description	Dwg. No.	Date	Revisors
ARCH PLAN			
ARCH POP			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
ENV			
LANDSCAPE			

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ARCHITECT

Reg Architect: N.Lyenko Reg. No 3010

PROJECT
28 LOCKWOOD AVENUE
BELROSE NSW 2085

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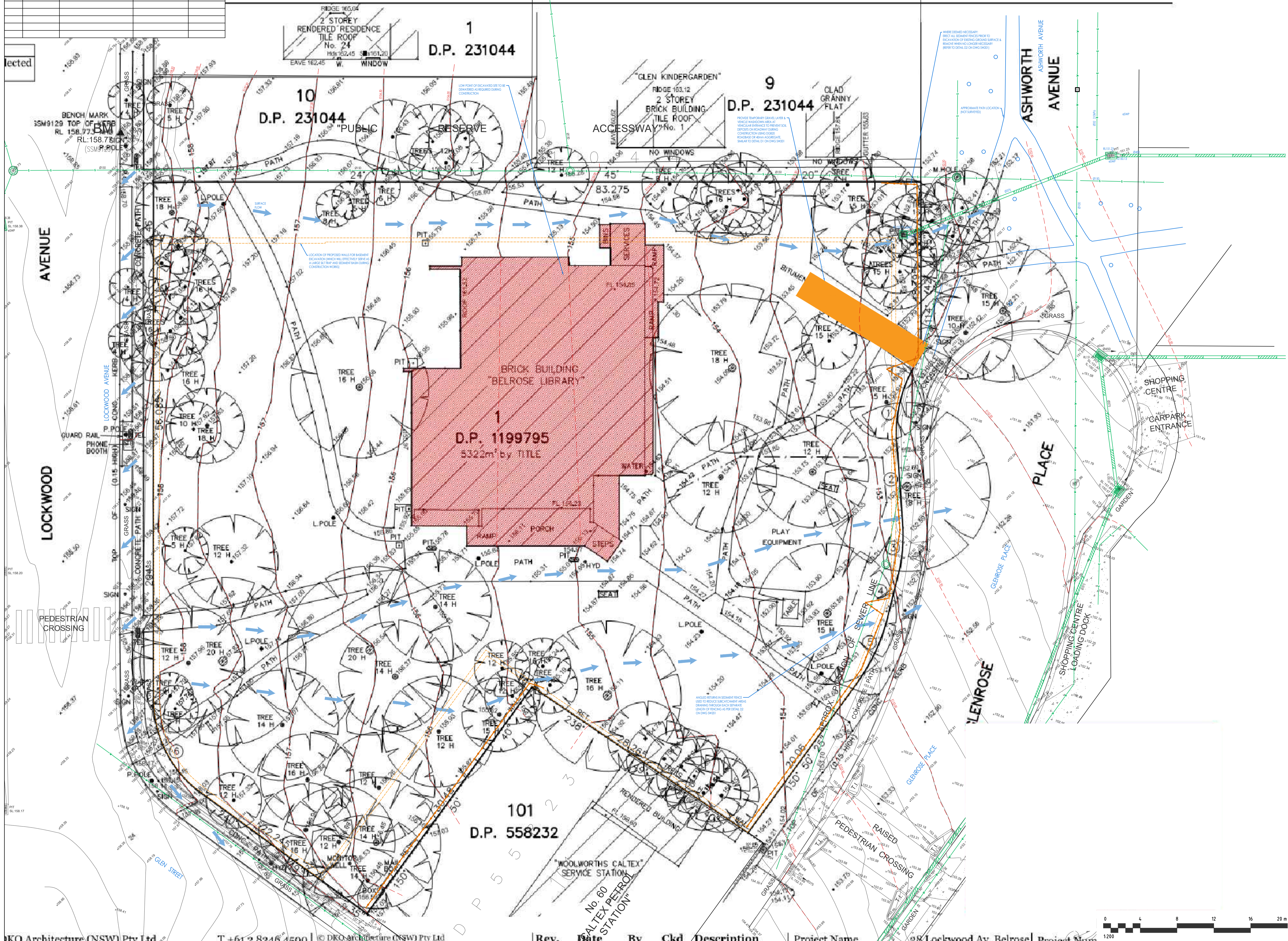
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DESIGNED	NORTH POINT
IY	
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MS	
DRAWING TITLE STORMWATER SERVICES COVER SHEET, LEGEND & DRAWING SCHEDULE	

SCALE	PROJECT No.	DRAWING No.	ISSUE
SCALE of A1	SYD22062-SW000	P3	
DATE FEB 2022			
DRAWN IY			

Regulated Design Record				
Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
Drawing Title:		Drawing No: -		
Rev	Date dd.mm.yy	Description	DP Full Name DESIGN PRACTITIONER	Reg No
-	NOT YET	-	ISAAC YIP	DEP000595

ISSUE	DATE	AMENDMENT
P1	27.07.22	PRELIMINARY SECTION 4.55 ISSUE
P2	09.08.22	UPDATED SECTION 4.55 ISSUE
P3	25.08.22	SECTION 4.55 ISSUE



Discipline	Dwg. No.	Date	Revised
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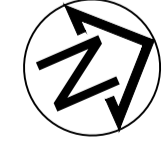
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DRAWING TITLE
STORMWATER SERVICES
SOIL & WATER MANAGEMENT PLAN



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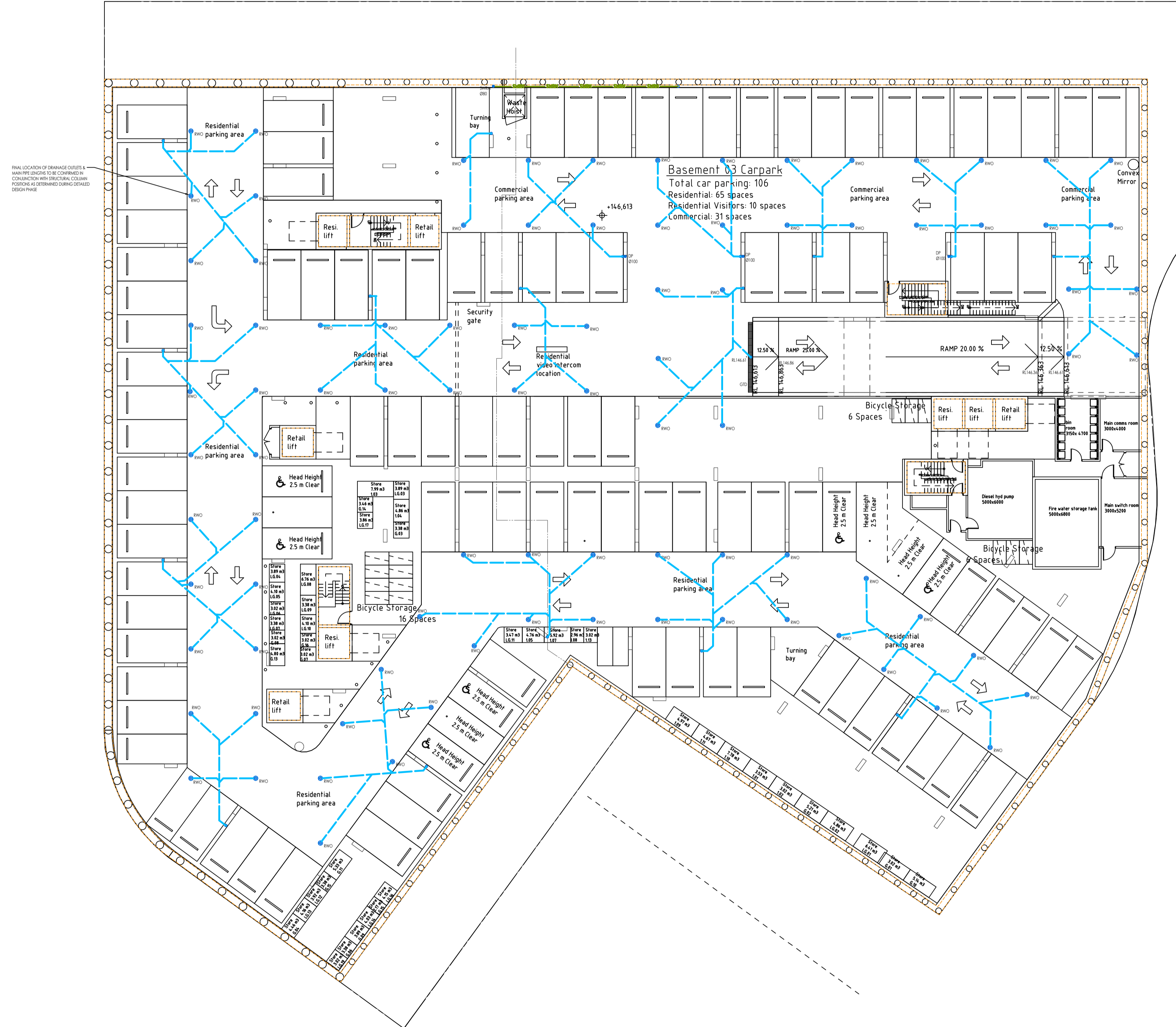
DATE FEB 2022

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Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
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P3	25.08.22	SECTION 4.55 ISSUE



Discipline	Disc. No.	Date	Revisors
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ARCH POP			
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ELECTRICAL			
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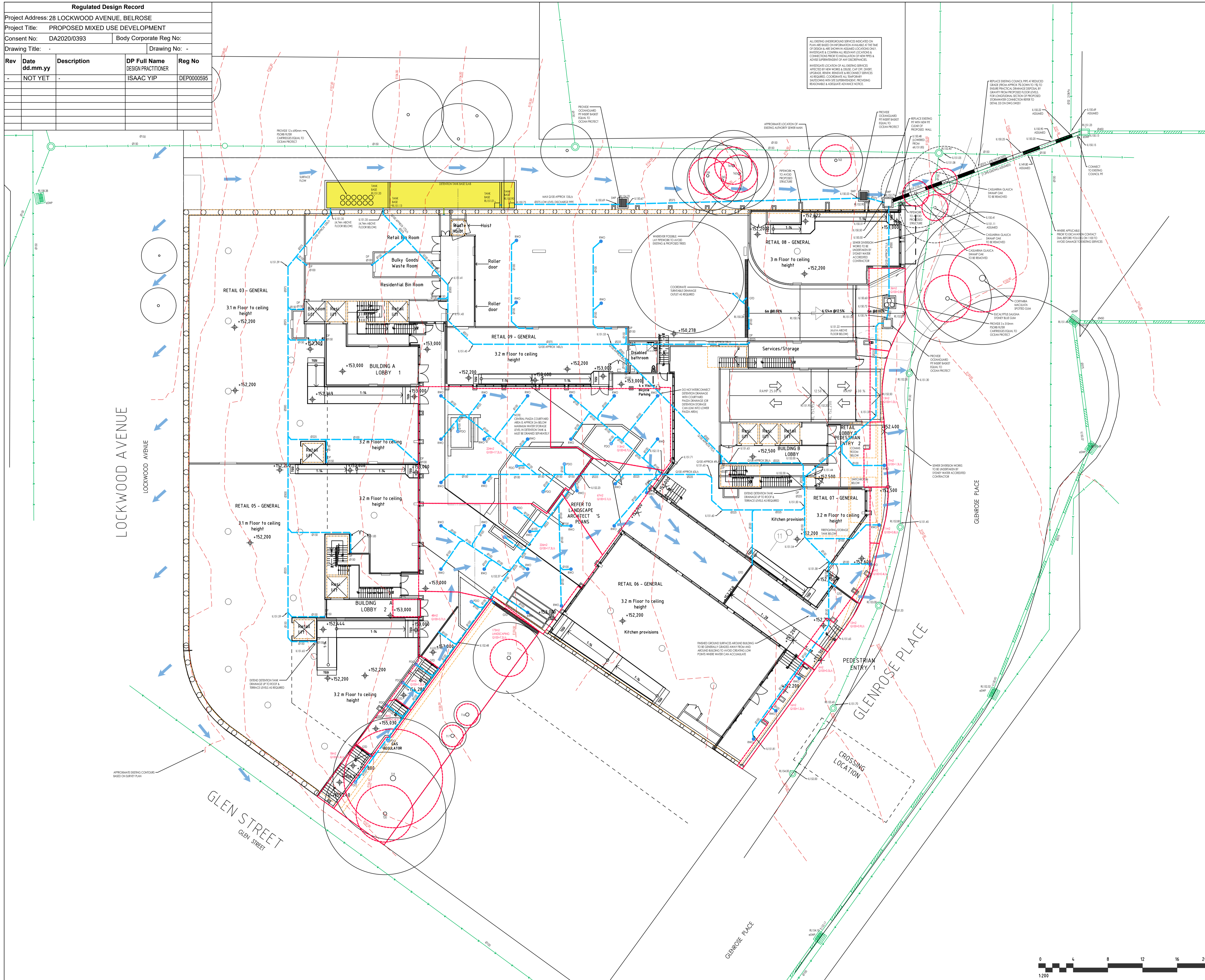
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DRAWING TITLE STORMWATER SERVICES BASEMENT 3 PLAN	

SCALE of A1	PROJECT No.	DRAWING No.	ISSUE
1:200	SYD22062-SW102	P3	
DATE	FEB 2022		
DRAWN	IY		



Regulated Design Record				
Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
Drawing Title:		Drawing No: -		
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P3	25.08.22	SECTION 4.55 ISSUE

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Description	Draw. No.	Date	Revisors
ARCH PLAN	DA-103	04.08.22	A
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DRAWING TITLE STORMWATER SERVICES BASEMENT 2 PLAN	

SCALE OF A1 1:200	PROJECT No. SYD22062-SW104	DRAWING No. P3	ISSUE P3
DATE FEB 2022			
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Regulated Design Record				
Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
Drawing Title:		Drawing No: -		
Rev	Date dd.mm.yy	Description	DP Full Name DESIGN PRACTITIONER	Reg No
-	NOT YET		ISAAC YIP	DEP0000595

ISSUE	DATE	AMENDMENT
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P2	09.08.22	UPDATED SECTION 4.55 ISSUE
P3	25.08.22	SECTION 4.55 ISSUE



Discipline	Draw. No.	Date	Revisors
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ARCH REP			
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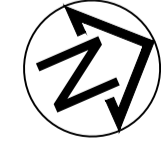
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STORMWATER SERVICES
GROUND FLOOR PLAN



SCALE of A1	PROJECT No.	DRAWING No.	ISSUE
1:200			
DATE	SYD22062-SW108		P3
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Regulated Design Record				
Project Address: 28 LOCKWOOD AVENUE, BELROSE				
Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
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Description	Draw. No.	Date	Revisors
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STRUCTURAL			
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DRAWING TITLE STORMWATER SERVICES ROOF PLAN	

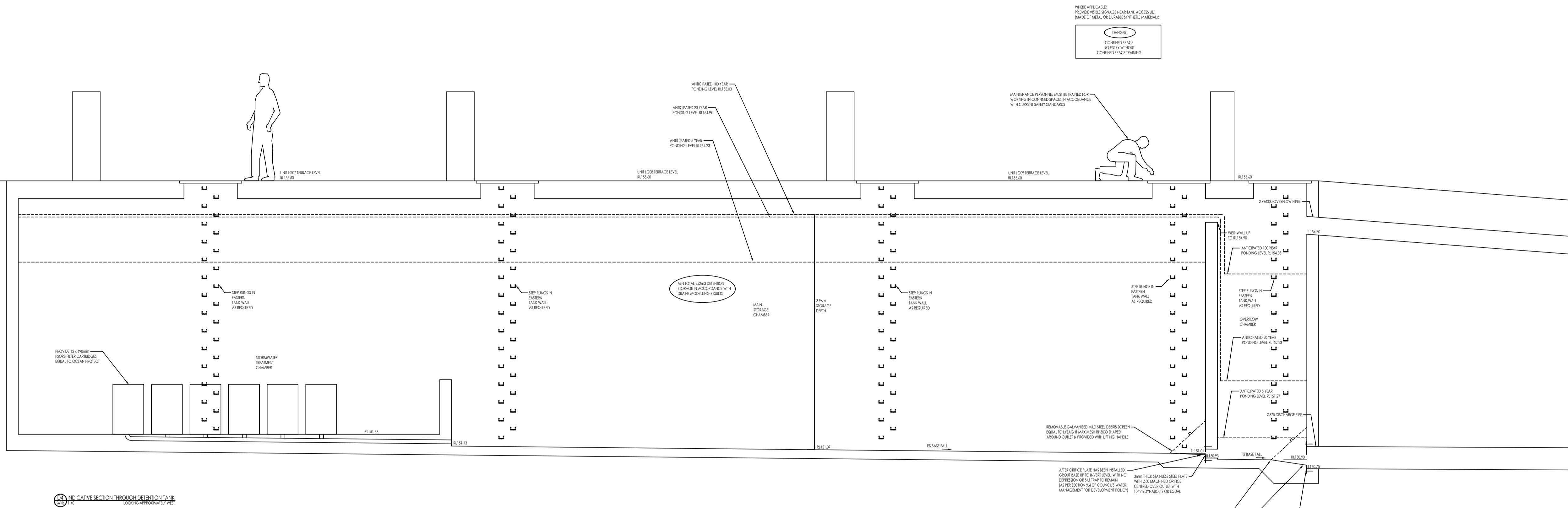
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DATE FEB 2022			
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Regulated Design Record				
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Project Title: PROPOSED MIXED USE DEVELOPMENT				
Consent No: DA2020/0393		Body Corporate Reg No:		
Drawing Title: -		Drawing No: -		
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Discipline	Dwg. No.	Date	Revisors
ARCH PLAN			
ARCH POP			
STRUCTURAL			
Mechanical			
ELECTRICAL			
CIVIL			
LANDSCAPE			

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DRAWING TITLE STORMWATER SERVICES DETAIL SHEET 2	

SCALE of A1	PROJECT No.	DRAWING No.	ISSUE
-			
DATE FEB 2022	SYD22062-SW202		P3
DRAWN IY			