

26 March 2020

Jalal Ziaolhagh  
49 Forest Way  
Frenchs Forest NSW 2086

c/o scott@walsharchitects.com.au>

**Stormwater design in support of the proposed seniors' living development at 49 Forest Way**

Dear Jalal

Stellen Consulting was engaged to assess the proposed seniors' living development at 49 Forest Way, Frenchs Forest, in reference to stormwater drainage.

The stormwater management plan is described in the following Stellen Consulting drawings:

<i>DR-000</i>	<i>Revision 3</i>	-	<i>Legend</i>
<i>DR-001</i>	<i>Revision 3</i>	-	<i>Pipe Layout &amp; Details</i>
<i>DR-002</i>	<i>Revision 3</i>	-	<i>Level 1 &amp; Roof Layout</i>
<i>DR-003</i>	<i>Revision 3</i>	-	<i>Rainwater Tank &amp; Pit Details</i>
<i>DR-004</i>	<i>Revision 1</i>	-	<i>Catchment Plan &amp; OSD Detail</i>

The stormwater management plan conforms to the relevant requirements of the following with noted exceptions:

- Australian Standard AS3500.3 – *Plumbing and Drainage: Part 3 Stormwater Drainage*
- State Environmental Planning Policy (*Housing for Seniors or People with a Disability*) 2004
- Northern Beaches Council (Warringah) – On-Site Stormwater Detention Technical Specification
- Northern Beaches Council 's Draft Water Management for Development Policy, Revision 1<sup>(1)</sup>

**Exceptions:**

- 1) In accordance with first draft of council's Water Management Policy, s5.1(b), no pump-out or seepage flows are to be discharged to the kerb. The proposed pump out system is connected to the internal site stormwater drainage system. The pumped water passes through a boundary pit with a stormwater screen before being piped across the public footway by gravity flow to the kerb. In accordance with the geotechnical report by Ascent Geotechnical Consulting Pty Ltd, REF: AG 19088, due to the position of the block relative to the slope and the underlying geology, no significant standing water table is expected to influence the site, hence Adams Street kerb. On that basis, an extension to Council's stormwater infrastructure in Adams Street is not recommended.

We recommend the stormwater design (as described in the drawings) as a safe and practical solution to support the development.

Please contact me if you have any inquiries.

Kind regards,



Mohamud Ibrahim  
**Civil Engineer**  
Stellen Consulting  
Level 1, 27 Belgrave Street, Manly, NSW 2095  
T. 0405 175 442  
Mohamud.ibrahim@stellenconsulting.com.au