



STORMWATER MANAGEMENT PLAN

FOR

4 ALEXANDER STREET, COLLAROY

PROPOSED SENIORS LIVING

REPORT NO. R02529-SWMP
REVISION A

SEPTEMBER 2021

PROJECT DETAILS

Property Address: 4 ALEXANDER STREET, COLLAROY

Development Proposal: PROPOSED SENIORS LIVING

REPORT CERTIFICATION

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TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1 Background.....	1
1.2 The Site	2
1.3 Key Issues	2
2. RELEVANT GUIDELINES.....	3
2.1 Design Guidelines.....	3
2.2 Objectives and Targets	4
2.3 Overall Strategies	5
3. STORMWATER QUANTITY CONTROL.....	6
3.1 Introduction	6
3.2 Proposed Drainage System	6
3.2.1 On-Site Stormwater Detention Requirements	6
4. WATER QUALITY CONTROL.....	7
4.1 Introduction	7
4.2 Water Quality Control Measures	7
4.3 Strategy Effectiveness	8
4.4 Water Quality Modelling.....	8
4.4.1 MUSIC Program	8
4.4.2 Event Mean Concentration.....	9
4.4.3 Configuration.....	10
4.4.4 Results	11
5. RECOMMENDATIONS	12
6. REFERENCES.....	13

APPENDIX A MUSIC MODEL LAYOUT AND RESULTS

APPENDIX B DRAINS MODEL LAYOUT AND RESULTS

1. INTRODUCTION

1.1 Background

This Stormwater Management Plan has been prepared in accordance with the Northern Beaches Council DCP to support the Development Application (DA) for the proposed development at 4 Alexander Street, Collaroy.

The scope of this report includes a comprehensive assessment of the stormwater management requirements for the proposed development. Accordingly, this report includes findings of the assessment and proposes a best practice stormwater management strategy.

The report describes the principles and operation of the proposed stormwater systems as well as the primary components of the drainage system. As the assessment is required under the conditions of consent, the final stormwater system layout may need to be revised in the future during the application for a Construction Certificate.

The following information and documents were utilised in this investigation:

- Concept Civil Engineering Drawings for the Development Application submission prepared by C&M Consulting Engineers;
- Architectural Plans by PBD Architects;
- Northern Beaches Council DCP;
- Northern Beaches Council - Water Management For Development Policy 2021;
- “Australian Runoff Quality – A Guide to Water Sensitive Urban Design”, Engineers Australia (2006)
- “Australian Rainfall and Runoff – A Guide to Flood Estimation”, Institute of Engineers, Australia (2016)

The increase in impervious areas and alteration of the natural topography due to land development has the potential to increase and concentrate peak storm flows. This has the potential to impact on flow regimes and cause erosion of the downstream drainage network and associated waterways.

To avoid any adverse impact on the downstream drainage systems, the site’s stormwater management system must be designed to ensure the safe conveyance of flows throughout the site and within the capacity of the downstream trunk drainage systems in a healthy environmental state for Ecological Sustainable Development.

1.2 The Site

The site is located at 4 Alexander Street, Collaroy. It is bound by Alexander Street to the North. There is currently one residential dwelling on the site (Refer to **Figure 1**).



Figure 1 - Aerial Photo of Existing Site
(Source: maps.six.com)

The land falls gradually towards the Northern end of the Site. The proposed development includes the demolition of the existing infrastructure and the construction of a new seniors living residential building including a driveway, stormwater drainage infrastructure and utility services.

1.3 Key Issues

The key issues to be addressed in this report include:

- **Water Quantity** – Increases in impervious areas as a result of development (such as roofs, driveways, etc) has the potential to increase stormwater flows from the site during storm events. To avoid impacting on the site and downstream properties, the site stormwater system must be designed to safely convey flows through the site and within the capacity of the downstream drainage system.

- **Water Quality** – Urban developments have the potential to increase gross pollutants, sediments and nutrient concentrations in storm water runoff. To limit the impact on the downstream water quality, pollution control measures will be provided within the sites stormwater management system prior to discharging into the drainage network.

2. RELEVANT GUIDELINES

2.1 Design Guidelines

The site based stormwater management and planning elements are to be designed and constructed in accordance with the following:

Water Quantity

- Northern Beaches Council - Water Management For Development Policy 2021

The proposed development increases the total impervious area of the existing site and therefore may increase the discharge rate to the downstream drainage network and waterways. The main objective is to achieve a natural water balance which seeks to approximate the pre-development site conditions to maintain existing conditions as well as controlling erosion and sediment removal.

Water Quality

- Northern Beaches Council - Water Management For Development Policy 2021

The main objective for stormwater quality is to minimise the impacts on downstream water bodies. Botany Bay Council has adopted a stormwater management policy that incorporates “best practice” principles of Water Sensitive Urban Design. The site-specific water quality targets are outlined in Table 1.

Table 1 - Water Quality Reduction Targets

PARAMETERS	CRITERIA
Gross Pollutants	90% reduction of the average annual load
Suspended Solids	80% reduction of the average annual load

Total Phosphorus	65% reduction of the average annual load
Total Nitrogen	45% reduction of the average annual load

2.2 Objectives and Targets

The objective is to provide stormwater controls that ensure that the proposed development does not adversely impact on the quantity or quality of stormwater flows within, adjacent and downstream of the site. Compatible with the legislation, policy and requirements, the objectives and targets for stormwater management are as provided in Table 2.

Table 2 - Stormwater Management Objectives

STORMWATER MANAGEMENT	OBJECTIVES	TARGET
Quantity	<ul style="list-style-type: none"> ▪ The existing runoff flow regimes for the full storm events should be maintained, and provide safe conveyance system for the major storm events. ▪ The existing runoff from the external catchment be safely mitigated through the site. 	<ul style="list-style-type: none"> ▪ Maintain existing runoff from development: <ul style="list-style-type: none"> – Provide safe flood mitigation measures to minimise any impact on the site, and – No adverse impact on downstream properties.
Quality	<ul style="list-style-type: none"> ▪ The full range of typical urban stormwater pollutants shall meet Council requirements. 	<ul style="list-style-type: none"> ▪ Runoff from site is to achieve natural dry and wet weather concentrations for the catchment.

2.3 Overall Strategies

The proposed stormwater management strategies to manage runoff and ensure no detriment to the receiving environments have been divided into both short and long term strategies are summarised in Table 3.

Table 3 - Stormwater Management Strategies

STRATEGY	DESCRIPTION
<p>Short Term Strategies</p>	<p>Short term strategies generally refer to control of soil and water erosion during the construction phase. The primary risk occurs while soils are exposed during construction works when suspended sediment and associated pollutants can be washed into downstream waterways.</p> <p>The strategies to prevent this potential degradation include adequate provision of sediment and erosion control measures that should be documented prior to commencement of the works in a Soil and Water Management Plan (SWMP). The controls will limit movement of sediment in disturbed areas, and will be designed to remove sediment from runoff prior to discharge from site.</p>
<p>Long Term Strategies</p>	<p>Long term strategies to maintain stormwater quality discharged from the site include utilisation of a number of permanent treatment measures to remove litter, suspended solids, and nutrients effectively.</p> <p>The main measures to be implemented are gross pollutant traps and Psorb stormfilters within the OSD tank.</p>

This report addresses the long term impacts of the development. For short term effects (i.e. during the construction phase) water quality control is achieved by implementing the measures in the Sedimentation & Erosion Control Plans to be included with the Construction Certificate Application.

3. STORMWATER QUANTITY CONTROL

3.1 Introduction

The main criterion for the stormwater quantity control is to ensure that the post-developed peak flows do not cause detriment to the downstream waterways and Council's existing drainage network.

3.2 Proposed Drainage System

The drainage system for the proposed development will be designed to collect the majority of concentrated flows from impermeable surfaces such as access ways, parking areas and buildings. Where possible (and practical), runoff from pervious areas will also be collected.

The proposed stormwater management system for the development includes:

- A pit and pipe network to collect minor storm runoff from areas;
- Overland flow paths to carry major storms through the site;
- A below ground OSD tank with orifice and weir control;

3.2.1 On-Site Stormwater Detention Requirements

The OSD was modelled using the runoff routing software DRAINS. A pre vs post development model was set up within DRAINS with the assumption that the predevelopment condition was fully pervious. The permissible site discharge was then limited to the pre-development flow rates for all storm events up to and including the 1% AEP storm event.

The DRAINS model data and results can be found attached to this report as Appendix B. The model will be made available upon request.

For the proposed development, it is recommended that OSD be provided in the form of a below ground tank with a discharge control pit and orifice and weir control. The modelling presented the requirement of a volume of 22m³ is required for OSD.

4. WATER QUALITY CONTROL

4.1 Introduction

The quality of runoff from a catchment depends upon many factors such as land use, degree of urbanisation, population density, sanitation, waste disposal practices, landform, soil types, and climate. Pollutants typically transported by runoff include litter, sediment, nutrients, oil, grease, and heavy metals. Whilst these pollutants have a deterring impact on the receiving water quality, suspended solids and nutrients cause the highest detrimental impact to the environment. Litter, oils, and other surfactants have an aesthetic impact.

Activity within a catchment during urbanisation includes the disturbance of vegetation, removal of topsoil, land shaping, road construction, installation of services, and building works. It is during this phase that the sediment movement is greatest and is estimated that the sediment production levels may be up to 6 times higher than under the existing conditions. However, once development is completed, the sediment loading may return to the existing level or remain at a higher level depending on land management practices.

As with all development projects, soil erosion during the construction phase presents a potential risk to water quality. The primary risk occurs while soils are exposed during earthworks when suspended sediment and associated pollutants can be washed into downstream watercourses.

This section of the report addresses the long term impacts of the development on water quality. For short term effects (i.e. during the construction phase) water quality control is achieved by implementing the measures in the Sedimentation & Erosion Control Plans to be included with future Construction Certificate submissions.

4.2 Water Quality Control Measures

There are a number of measures that can reduce pollutant loadings, varying in effectiveness depending on land use type, topography and the control target.

The adopted Treatment Train is temporary in nature (until Council constructs the regional water quality infrastructure) and will provide the most efficient and manageable measures suited to the subject development setting.

The measures proposed for the redevelopment are summarised in Table 4.

Table 4 - Water Quality Control Measures

MEASURES	DESCRIPTIONS
<p>Gross Pollutant Traps</p>	<ul style="list-style-type: none"> ▪ An <i>EnviroPod</i> is a catch basin insert installed inside inlet pits. It is effective in removing trash, debris and other pollutants from runoff. ▪ <i>EnviroPods</i> proposed for the project utilise a 200 micron filter system. <p>These filter baskets will be installed in indicated pits for the proposed development.</p>
<p>Filter Cartridges</p>	<ul style="list-style-type: none"> ▪ StormFilter is a proprietary device containing multiple cartridge units in a single system thereby suitable for larger catchments ▪ One of the advantages of using StormFilter is that the cartridges come with various filtration media available to target site-specific pollutants ▪ Each cartridge consists of a PhosphoSorb media which is a lightweight media built from a Perlite base that removes total phosphorus (TP) by adsorbing dissolved-P and filtering particulate-P simultaneously. It not only removes phosphorous but is also designed to capture TSS, Oil and Grease, soluble metals, and nutrients. ▪ There will be total of 4 x 690mm PSORB Stormfilter Cartridges within a chamber of the OSD system as detailed in the engineering drawings.

In addition to the above measures for pollutant control, natural vegetated buffers will be maintained along the edges of roads, accesses, and areas of activity, which will further reduce pollutants to meet reduction targets. This added benefit has not been included in the modelling hence contributing to the conservative nature of the modelling and assessment.

4.3 Strategy Effectiveness

The effectiveness of the proposed water quality measures have been assessed using numerical modelling. The results were assessed against the established Council requirements to determine the effectiveness of the proposed strategy.

4.4 Water Quality Modelling

4.4.1 MUSIC Program

The water quality model adopted for this project is the MUSIC (Model for Urban Stormwater Improvement Conceptualisation version 6) water quality numerical model developed by the MUSIC Development Team of the Cooperative

Research Centre for Catchment Hydrology (CRCCH). MUSIC is an event basis model, and will simulate the performance of a group of stormwater management measures, configured in series or in parallel to form a “treatment train”.

The MUSIC User Manual suggests that the time-step should not be greater than the time of concentration of the smallest sub-catchment, but consideration should also be given to the smallest detention time of treatment nodes in the system. To accurately model the performance of the treatment nodes, a 6-minute time step was chosen.

The MUSIC model was generated using the historical 6-minute rainfall and monthly evapotranspiration data for Sydney Observatory (BOM Station No. 066062) for a period of 5 years from 1981 to 1985.

Catchment characteristics were defined using a combination of roof areas and non-roof catchments with varying imperviousness ratios to replicate the catchment for the development condition. The respective catchment areas are shown in Table 6.

The MUSIC model layout and results are shown in Appendix A of this report.

4.4.2 Event Mean Concentration

MUSIC uses different event mean concentrations (EMC) to determine the pollutant loads generated by different land uses. The standard EMCs adopted within MUSIC were based on research undertaken by Duncan (1999) through the CRCCH and the results are reproduced in Australian Runoff Quality – A Guide to Water Sensitive Urban Design (ARQ). Table 5 summarises the parameters used for the development site.

Table 5 - EMC Parameters

LAND USE	MEAN BASE FLOW CONCENTRATION PARAMETERS			MEAN STORM FLOW CONCENTRATION PARAMETERS		
	Log ₁₀ (mg/L)			Log ₁₀ (mg/L)		
	TSS	TP	TN	TSS	TP	TN
Roof Areas	Not Applicable ^{*Note 1}			1.300	-0.890	0.300
Impervious Areas	1.200	-0.850	0.110	2.430	-0.300	0.340
Pervious Areas	1.200	-0.850	0.110	2.150	-0.600	0.300

*Note 1 – Roof areas consists of 100% impervious area so there is no base flow generated from this area.

4.4.3 Configuration

Table 6 and Table 7 provide the treatment configurations used in the MUSIC model:

Table 6 - Catchment Areas

LAND USE	DEVELOPED CONDITIONS		LAND USE CATCHMENTS (%)
	AREA (m ²)	IMPERVIOUSNESS (%)	
Other Impervious	232	100	19
Roof	473	100	39
Pervious	295	0	25
Pervious Bypass	200	0	17
Totals	1200	59	100

Table 7 - Stormwater Quality Improvement Devices (SQID)

STORMWATER QUALITY IMPROVEMENT DEVICE (SQID)	QUANTITY OF SQID
Enviropods	3 x 200um
StormFilter	4 x 690mm PSORB

4.4.4 Results

The results of the MUSIC modelling are summarised in Table 8. The total pollutant loads from the development are expressed in kilograms per year. The reduction rate is expressed as a percentage and compares the pollution from the post developed site to that of the existing developed state of the site.

Table 8 - Summary of Music Model Results

PARA-METER	EXISTING SITE LOADS (KG/YR)	POST DEVELOPMENT WITH TREATMENT (KG/YR)	REDUCTION %	TARGET ACHIEVED
GP	21	0	100	Yes
TSS	342	49	85	Yes
TP	0.246	0.052	79	Yes
TN	2.01	0.988	51	Yes

GP = Gross Pollutants
 TSS = Total Suspended Solids
 TP = Total Phosphorus
 TN = Total Nitrogen

In all instances, the proposed water quality control measures enabled the reduction targets to be achieved for all key stormwater pollutants. Therefore, by implementing the proposed treatment train measures within the proposed development there will be no detrimental effect on the quality of stormwater running off from the site.

5. RECOMMENDATIONS

The proposed development of the site could potentially lead to significant changes in water quantity and quality if a water sensitive urban design approach is not adopted as part of the development strategy. The traditional stormwater management and investigation that only considers impacts of flooding and flood mitigation is a thing of the past. Stormwater management practices must now also consider water quality, aquatic habitats, riparian vegetation, recreation, aesthetic and economic issues.

The key strategies to be adopted for this development include the following:

Water Quantity

- A roof drains and pipe network to collect storm runoff from the roof surface;
- Overflow slots in the roof parapet wall;
- An OSD tank with orifice and weir control with a minimum effective storage volume of 22m³ and a maximum discharge rate of 47 l/s.

Water Quality

- 3 x STW360 EnviroPods in nominated inlet pits will form part of the water quality treatment train, removing gross pollutants.
- 4 x 690mm PSORB stormfilter cartridges (STW360) fitted in a StormFilter chamber within the OSD tank to treat the water by removing suspended solid, sediments and nutrients prior to it leaving the site.

The results from the investigations and modelling for this project that have been summarised in this report indicate that the development with the proposed WSUD strategy and management can provide a safe and ecologically sustainable environment.

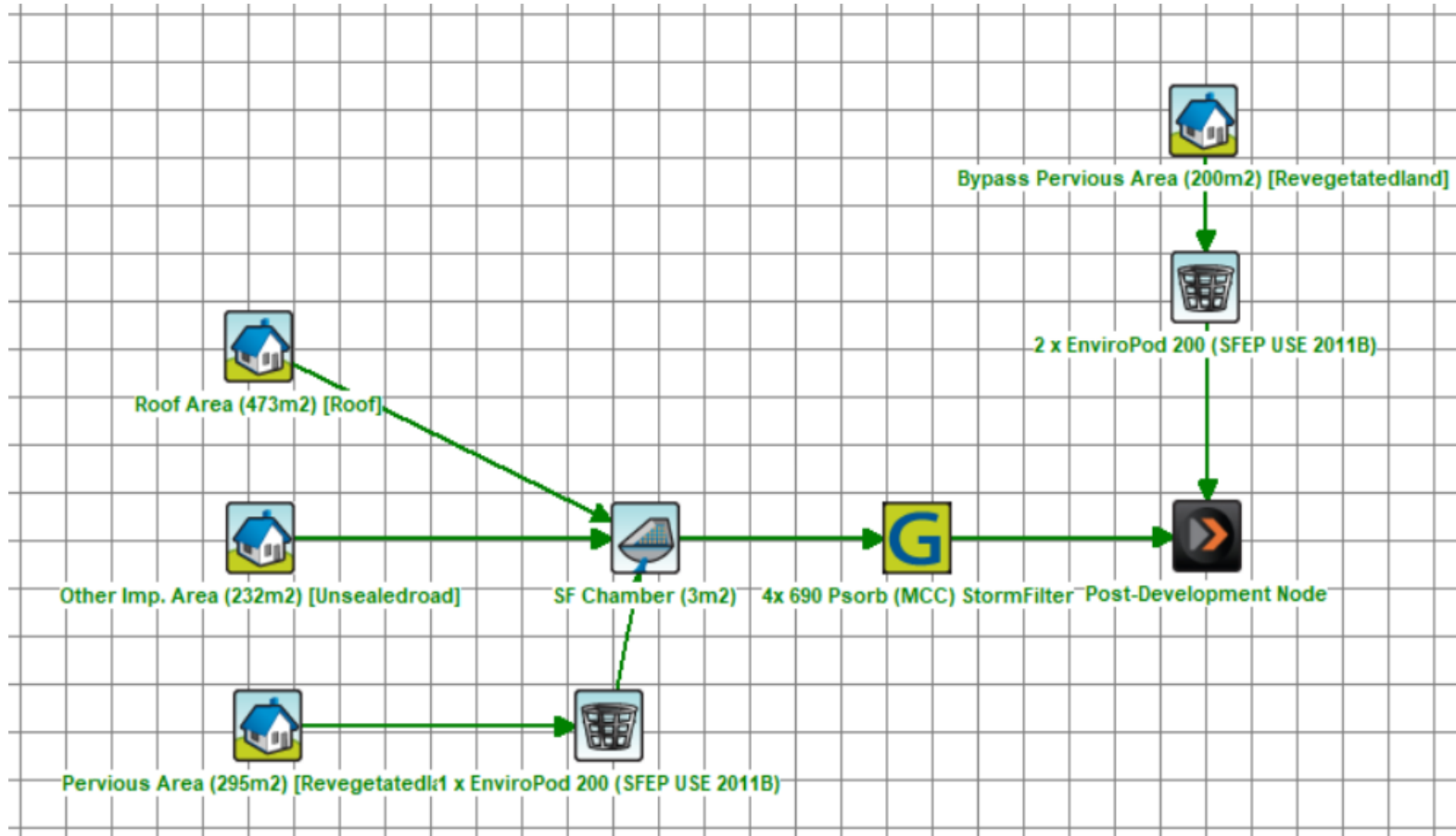
6. REFERENCES

- Concept Civil Engineering Drawings for the Development Application submission prepared by C&M Consulting Engineers;
- Architectural Plans by PBD Architects;
- Northern Beaches Council DCP;
- Northern Beaches Council - Water Management For Development Policy 2021;
- Watercom – *DRAINS Software Version 2019.03*;
- eWater – *MUSIC Version 6.2 (Build 1.1592)*

APPENDIX A

MUSIC MODEL LAYOUT & RESULTS

MUSIC MODEL LAYOUT

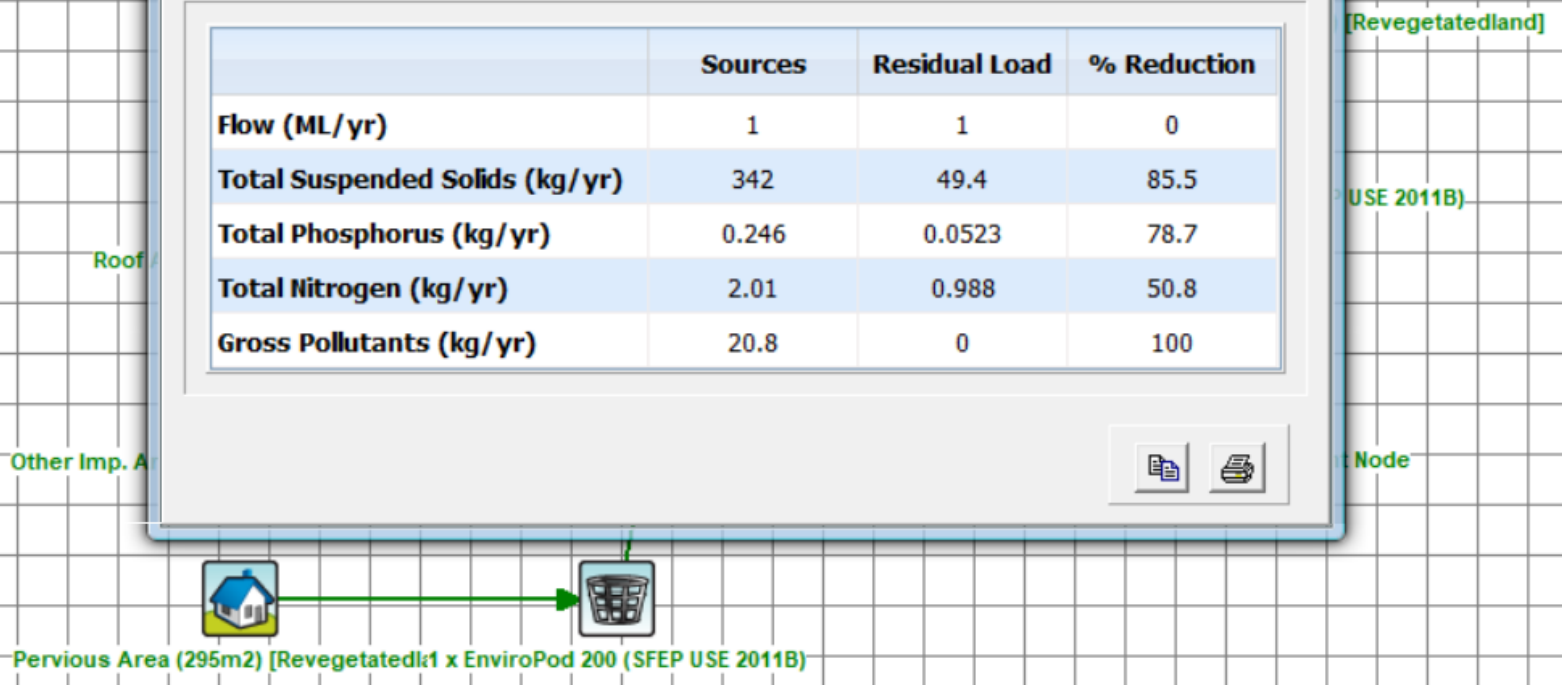


MUSIC MODEL RESULTS

Treatment Train Effectiveness - Post-Development Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1	1	0
Total Suspended Solids (kg/yr)	342	49.4	85.5
Total Phosphorus (kg/yr)	0.246	0.0523	78.7
Total Nitrogen (kg/yr)	2.01	0.988	50.8
Gross Pollutants (kg/yr)	20.8	0	100

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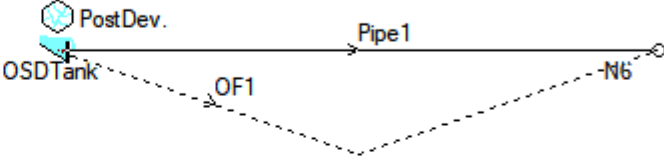



APPENDIX B

DRAINS MODEL LAYOUT AND RESULTS

DRAINS OSD LAYOUT

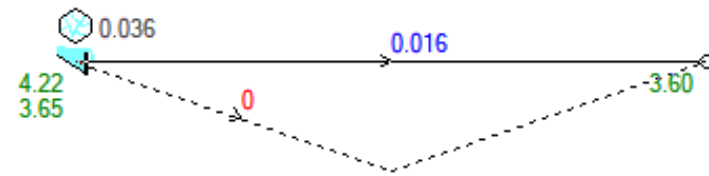
N1  PreDev



N2  Bypass

DRAINS OSD: 20% AEP STORM

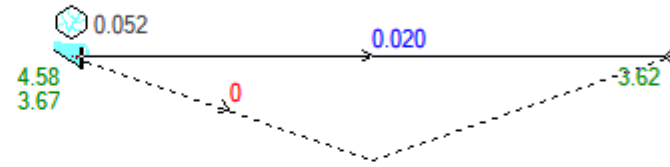
0.026



0.005

DRAINS OSD: 5% AEP STORM

0.045



0.008

DRAINS OSD: 1% AEP STORM

