

9 September 2022

David Stanners
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RFI Response DA2022/0742 - Stormwater design at 78 Chisholm Avenue

Dear David,

Please find attached the drawings describing the stormwater management plan for the proposed alterations and additions at 78 Chisholm Avenue, Avalon beach.

The stormwater design is described in the following Stellen drawings:

Drawing Number	Description	Revision
DR-000	LEGEND	0
DR-001	PIPE LAYOUT – LOWER GROUND FLOOR	1
DR-002	PIPE LAYOUT – LOWER GROUND FLOOR	0
DR-003	ROOF LAYOUT	0
DR-004	DETAILS	1
DR-005	SITE AREAS	0
DR-006	DRAINAGE CALCULATIONS	0

The stormwater design as described by the drawings is generally in accordance with the following (with noted exceptions):

- i) Australian Standard AS3500.3 – Plumbing and Drainage: Part 3 Stormwater Drainage.
- ii) Northern Beaches Council's Water Management for Development Policy 2021.

Absorption

Based on the information contained in the geotechnical report by White Geotechnical Group dated 17 January 2022 stormwater disposal via onsite absorption was considered nonviable due to the shallow depth to rock on the site

Exception(s)

- Section 5.5 of the Water Management for Development Policy 2021 requires that total discharge including bypass and controlled flows through the level spreader for storm events up to the 1%AEP be restricted to the 20% AEP state of nature storm event. However, due to site constraints and as discussed with council development engineers the undeveloped area downstream of the level spreader up to the rear boundary has been excluded from the site calculations.

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

Kind regards,



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