

27 February 2020

Samantha and Stuart Hollman
12 Peronne Avenue
Clontarf NSW

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Stormwater design in support of the proposed new development at 12 Peronne Avenue

Dear Samantha and Stuart

Please find attached the drawing describing the stormwater for the proposed new development at 12 Peronne Avenue, Clontarf.

The proposed stormwater system consists of a series of pits and pipes draining via gravity to an underground on-site detention (OSD) tank, which includes a high-early-discharge system.

A 3,000 litre rainwater tank is proposed to collect rainwater from the roof of the development in accordance with the BASIX requirements and discharges into the OSD. The OSD tank is located at the bottom of the site and discharges to the kerb in Peronne Ave via gravity.

The proposed OSD system was design using DRAINS, is sized for all storms up to and including the 1% AEP event and includes a 3 m³ deduction in volume offset by the rainwater tank in accordance with the Northern Beaches Council (Manly) – “On-Site Stormwater Management 2003” as amended 13 September 2004.

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

DR-000 Revision 0 Legend
DR-001 Revision 0 Pipe Layout
DR-002 Revision 0 Details
DR-003 Revision 0 Site Areas

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

- Volume 2 of the National Construction Code (2016)
- Australian Standard AS3500.3 – Plumbing and Drainage: Part 3 Stormwater Drainage
- Northern Beaches Council (Manly) – Specification On-site Stormwater management 2003
- Northern Beaches Council (Manly) – On-Site Stormwater Management 2003 - Amendments to the Manly Council - Specification Planning and Strategy Committee – 13 September 2004

We recommend the proposed stormwater design as a safe and practical solution to support the development.

Kind regards,



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