

23 October 2025

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Address of the Project: **51 Quirk Street, Dee Why**

Description of Project: **Stormwater Management Plan - New Dwelling**

With reference to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, **STORM-1/A** and Stormwater Management Details, **STORM-2**, for your perusal.

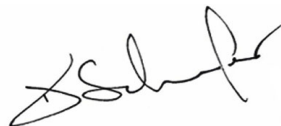
The plan shows the collected flows from the proposed dwellings and surrounding paved and landscaped areas, discharging via a level spreader system. The rate of discharge for the total site area has been restricted to the 20% AEP state-of-nature level, in accordance with the Council's Water Management for Development Policy for low-level properties. The level spreader discharges collected runoff as a uniform sheet flow across the boundary, allowing for the natural fall of the land.

An on-site detention tank is proposed for installation beneath the lower ground-floor deck and adjacent to the eastern boundary of the property. The property owners have been unable to secure an easement through the downstream neighbouring property.

A full site hydrological assessment has been undertaken as part of this application. The proposed system controls the discharge from the entire site area. This analysis ensures that post-development impervious surface runoff does not exceed the 20% AEP state-of-nature flow rate in the 1% AEP storm event.

Should you require any further information, please contact the undersigned.

Yours faithfully
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