



NORTHERN SYDNEY
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Dee Why NSW 2099

BLUE MOUNTAINS
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Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

27 October 2025

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Address of the Project: **67 Elimatta Road & 19A Rowan Street, Mona Vale**

Description of Project: **Drainage Letter - Subdivision & Dwellings**

With reference to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, **STORM-1/A**, Stormwater Management Plan - Lot 1 and Lot 2, **STORM-2/A**, Stormwater Management Plan - Lot 3 to Lot 6, **STORM-3/A**, Stormwater Management Plan - Lot 7 to Lot 10, **STORM-4/A**, and Stormwater Management Details, **STORM-5**, for your perusal.

STORM-1/A shows the proposed drainage network for the common areas of the subdivision. The design shows the connections of the individual lots and the common areas to the on-site stormwater detention system (including water quality measures). The site proposes to construct a new stormwater inlet pit over the Council's existing infrastructure within Rowan Street.

Note that each of the sites is affected, however, due to the intensification of the proposed development, on-site detention has been proposed to control site discharge prior to the connection to the Council's stormwater infrastructure. The proposed system was calculated using the full computational method for the proposed on-site detention system. DRAINS modelling software was utilised to design the proposed on-site detention system.

STORM-2/A to STORM-4/A show individual lots' stormwater networks and how they connect to the community stormwater system.

Note that the BASIX rainwater storage tanks are proposed for each of the lots in accordance with the Council's and Sydney Water's requirements for non-potable reuse.

STORM-5 shows the required stormwater management details for the proposed subdivision.

Note that the water quality measures proposed for the development modelled using MUSIC design software have been provided in Appendix A

This is to certify that the Plans and layout as shown on **STORM-1/A to STORM-5** by Taylor Consulting Civil & Structural Engineers have been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage and Northern Beaches Council's Pittwater D.C.P. 21 and Water Management for Development Policy.

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

Yours faithfully

TAYLORCONSULTING.NET.AU



D.M.Schaefer - Director

B.E. Civil (Hons) M.I.E. Aust. N.E.R.



APPENDIX A

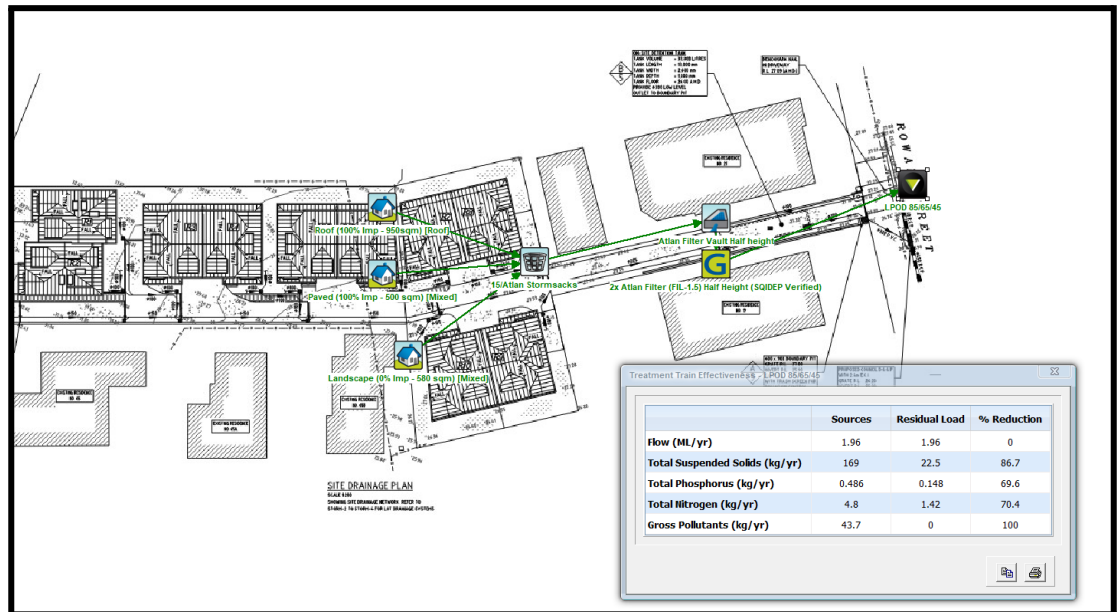


IMAGE A1: Proposed water quality measures for subdivision.