

Northern Beaches Council
Att.: Stormwater Engineering Department

Date 6th of August 2025
File 22 – 188 / let 1000.doc

project: 14 summit avenue, dee why
da: 2023 / 0794
re: section 4.55 submission (stormwater drainage)

To whom it may concern,

We have reviewed the following Architectural Section 4.55 prepared by Rama:

DWG NO.	SUBSET	TITLE	SCALE	REV	DATE
DA-000	COVER & SITE INFORMATION	COVER PAGE & DRAWING SCHEDULES		01	4/8/2025
DA-001	COVER & SITE INFORMATION	SITE PLAN	1:200	01	4/8/2025
DA-100	GENERAL ARRANGEMENT PLANS	GYM FLOOR	1:100	01	4/8/2025
DA-101	GENERAL ARRANGEMENT PLANS	LOWER GROUND FLOOR	1:100	01	4/8/2025
DA-102	GENERAL ARRANGEMENT PLANS	GROUND FLOOR	1:100	01	4/8/2025
DA-103	GENERAL ARRANGEMENT PLANS	FIRST FLOOR	1:100	01	4/8/2025
DA-300	ELEVATIONS	NORTH ELEVATION	1:100	01	4/8/2025
DA-301	ELEVATIONS	EAST ELEVATION	1:100	01	4/8/2025
DA-302	ELEVATIONS	SOUTH ELEVATION	1:100	01	4/8/2025
DA-303	ELEVATIONS	WEST ELEVATION	1:100	01	4/8/2025
DA-400	SECTIONS	SHEET 01	1:100	01	4/8/2025
DA-401	SECTIONS	SHEET 02	1:200	01	4/8/2025
DA-402	SECTIONS	SHEET 03	1:200	01	4/8/2025
DA-500	SITE STRATEGY PLANS	LANDSCAPE CONCEPT PLANS	1:200	01	4/8/2025
DA-501	SITE STRATEGY PLANS	HARD & SOFT LANDSCAPE CALCULATIONS	1:200	01	4/8/2025

We confirm that the proposed minor amendments do not affect the Stormwater Drainage DA drawings previously prepared by itm design (Drawings H-DA-00 to H-DA-07 / all Revision 'C' dated 7th of August 2023).

We suggest carrying out the required adjustments as part of the Construction Certificate.

Thank you and regards

Markus Lachele
Director itm design pty ltd
Member of Engineers Australia # 10166944
Member of the HCAA # 32791
Registered Design Practitioner (Drainage) DEP 0000528

PIPEWORK

- STW STORMWATER
SS SUBSOIL
DP DOWNPIPE
RD ROOF DRAINAGE
EXISTING SERVICE
EXISTING SERVICE TO BE DISCONNECTED AND REMOVED

PIPEWORK SYMBOLS

- R RISER
D DROPPER
COF CAPPED OFF
HP HORIZONTAL PENETRATION
DOF DIRECTION OF FLOW
NC NEW CONNECTION
C CONTINUATION
- MH MAN HOLE
IO INSPECTION OPENING
- STWKP STORMWATER KERB INLET PIT
STWIP STORMWATER INLET PIT
- GRD GRATED DRAIN
SO SAFETY OVERFLOW
SP SPREADER
RWO RAINWATER OUTLET
BRWO BALCONY RAINWATER OUTLET
PRWO PLANTER RAINWATER OUTLET
SRWO SPOON DRAIN RAINWATER OUTLET

ABBREVIATIONS

- FFL FINISH FLOOR LEVEL
IL INVERT LEVEL
RL REDUCED LEVEL
UPVC UNPLASTICIZED POLYVINYL CHLORIDE
NTS NOT TO SCALE
UNO UNLESS NOTED OTHERWISE
SQ SQUARE
mm MILLIMETRES
m METRES
m2 SQUARE METRES
m3 CUBIC METRES
/sec PER SECOND
MIN MINIMUM
MAX MAXIMUM
APPR APPROXIMATELY
DIA DIAMETER
EX EXISTING
AHD AUSTRALIAN HEIGHT DATUM

STORMWATER GENERAL NOTES

ALL IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS

PIPEWORK DESIGN

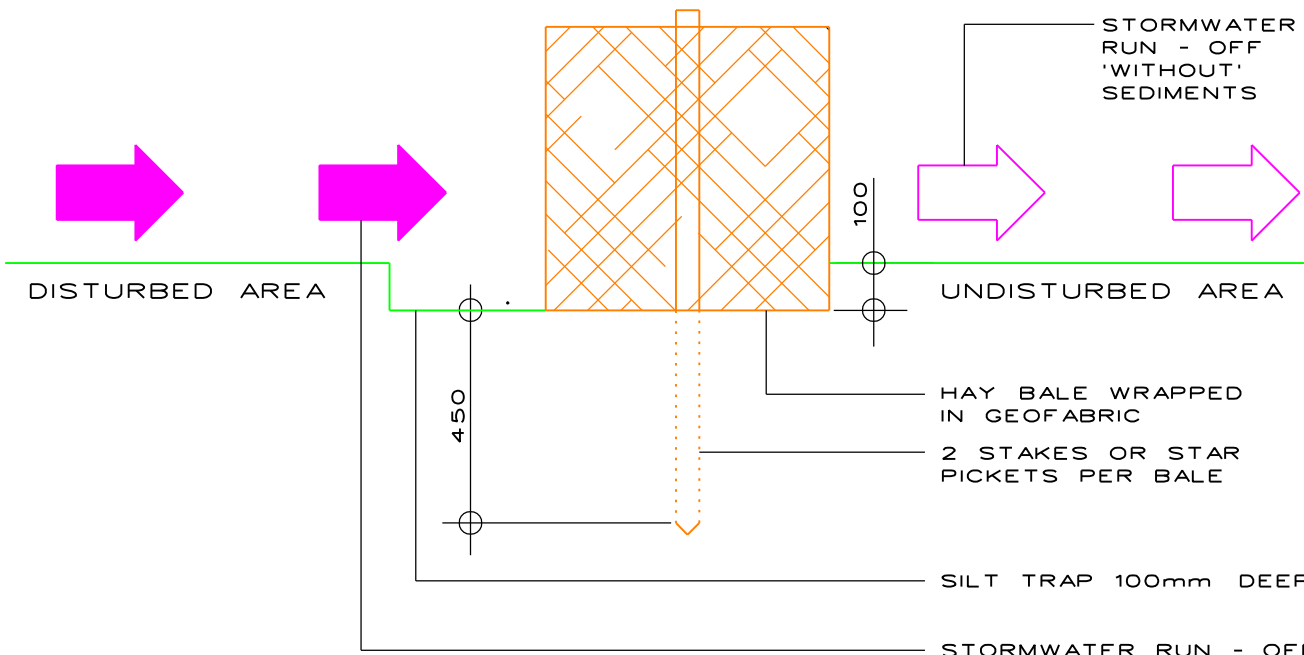
ALL PIPEWORK IS SIZED AND DESIGNED TO HANDLE A 1:100 YEAR EVENT RAINFALL

PIPEWORK

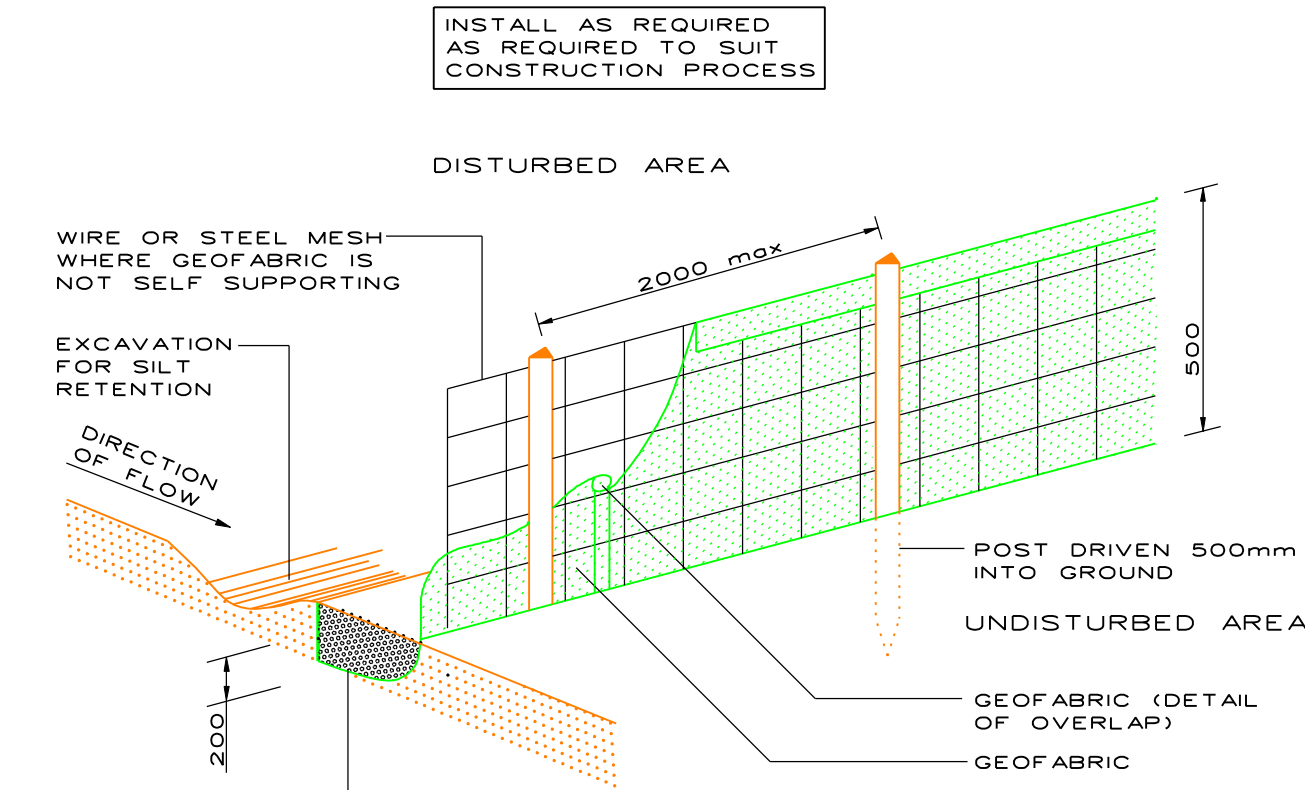
ALL PIPEWORK TO BE 100mm @ 1% FALL (UNO)

STORMWATER PIT SIZES

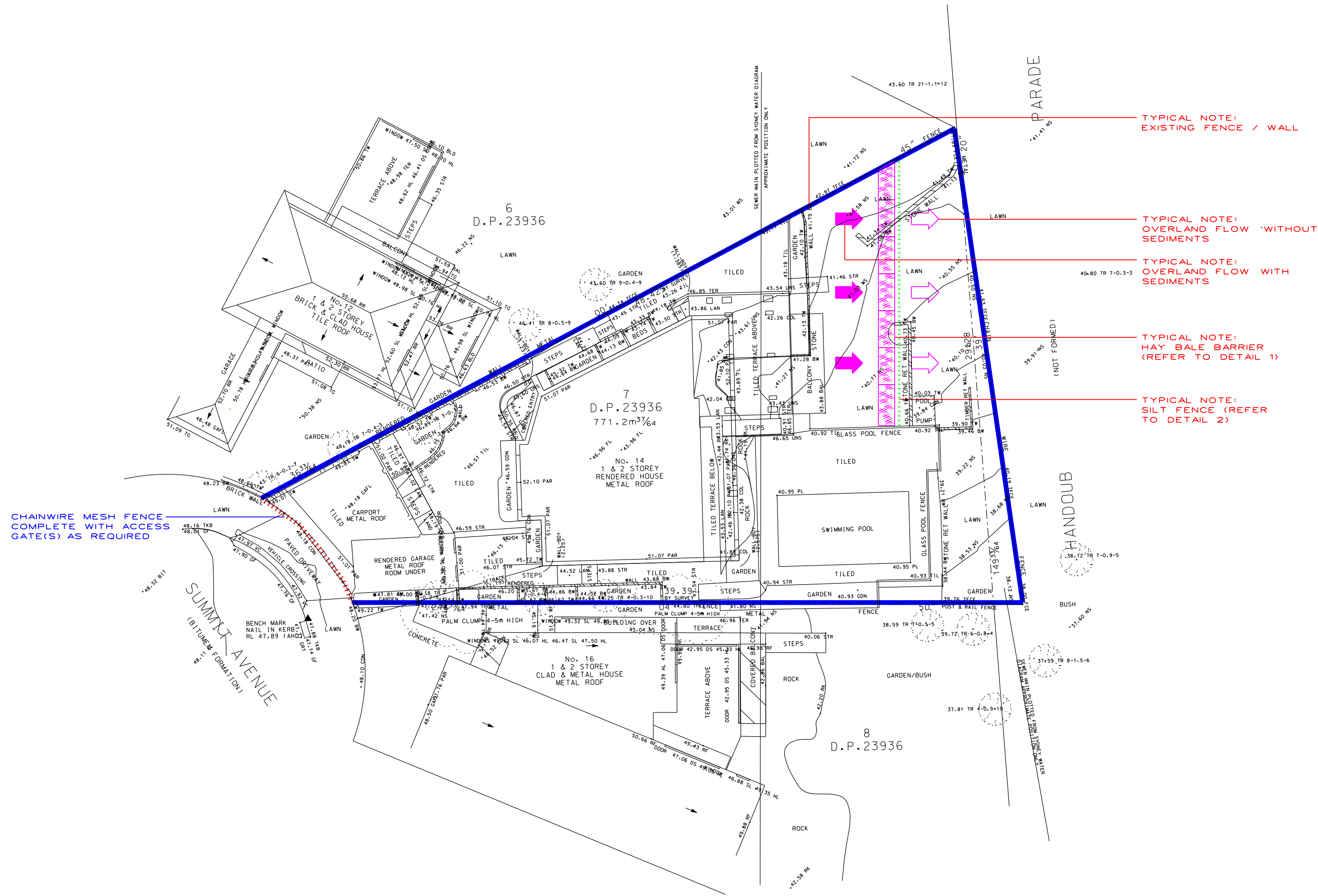
MINIMUM INTERNAL MEASUREMENTS:				
DEPTH TO BASE OF CHAMBER	RECTANGULAR WIDTH	RECTANGULAR LENGTH	CIRCULAR	LADDER / STEP IRON
SMALLER THAN 600	450	450	600	NO
601 TO 900	600	600	900	NO
901 TO 1200	600	900	1050	NO
GREATER THAN 1200	900	900	1050	YES



DETAIL 1:
HAY BALE BARRIER
NTS



DETAIL 2:
SILT FENCE
NTS



SEDIMENTATION CONTROL DURING CONSTRUCTION

APPROVAL

CLIENT
PHILIPPA MORIARTY

ARCHITECT
CORBEN ARCHITECTS

PROJECT
14 SUMMIT AVENUE
DEE WHY

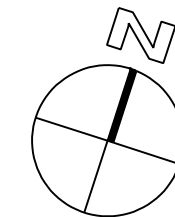
DRAWING TITLE
LEGEND, DETAILS & SEDIMENTATION CONTROL

SCALE
1:200 @ A1 / 1:400 @ A3
JOB No
22/188

DISCIPLINE
HYD
DRAWING No
H-DA-00
REVISION
B

B	RE - ISSUED FOR DA	15.06.23
A	ISSUED FOR DA	05.06.23
REV	DESCRIPTION	DATE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150



STW DRA W I N G

STORMWATER DA
DRAWING ONLY

- NOT FOR CONSTRUCTION
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS
AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

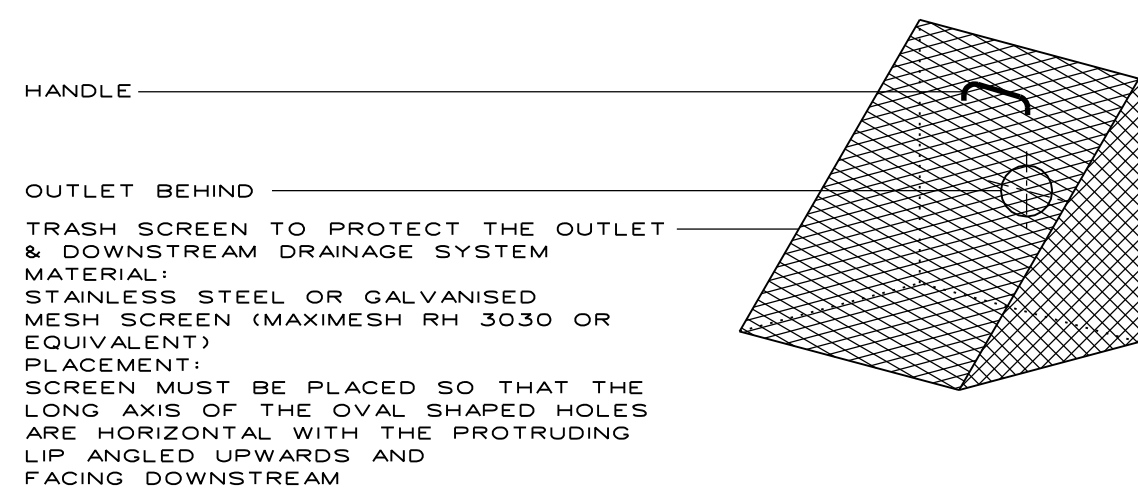
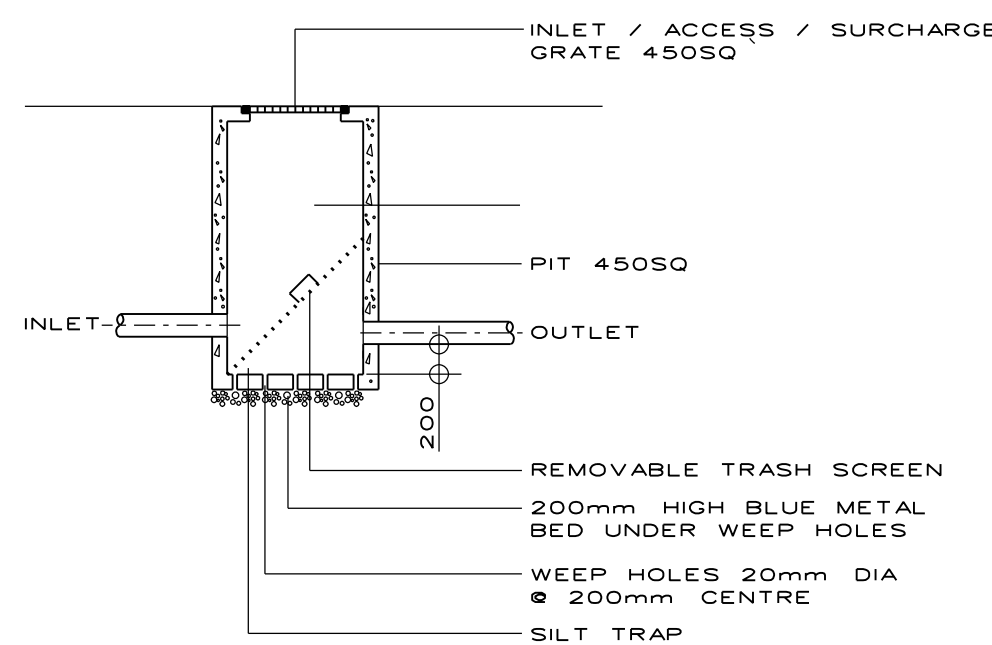
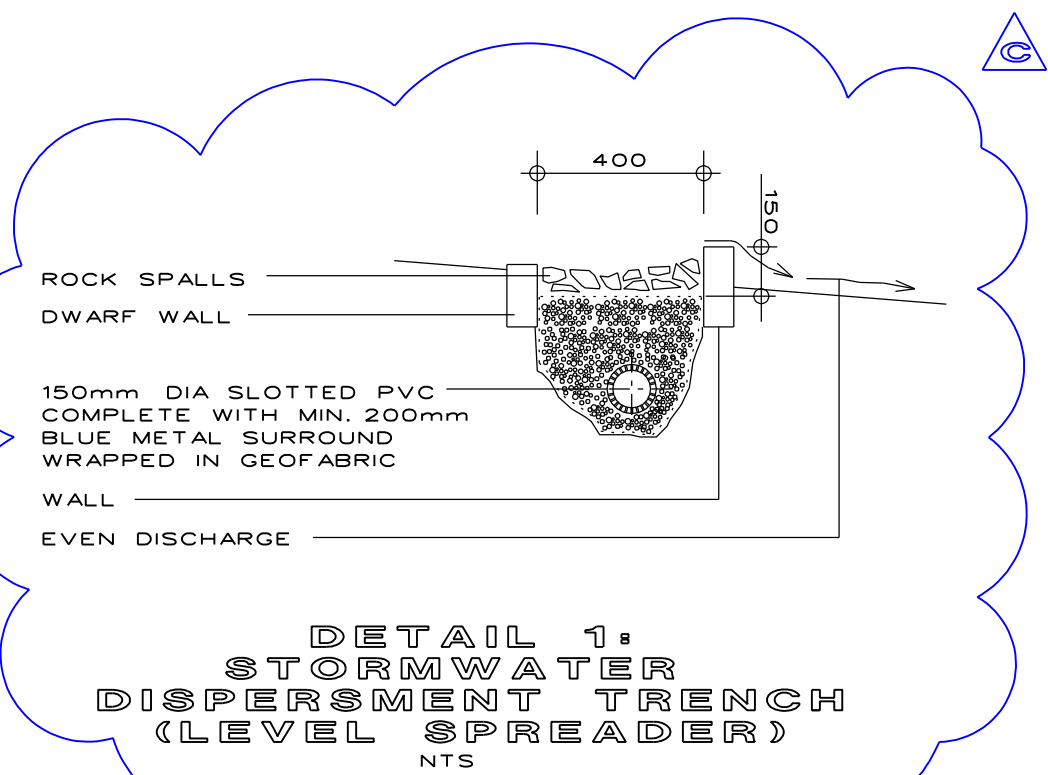
LANDSCAPING DRAINAGE

ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS
TO BE EQUIPPED WITH WATERPROOFING MEMBRANE,
DRAINAGE CELL AND GEOFABRIC

EXISTING DRAINAGE

DURING DEMOLITION / CONSTRUCTION: ALLOW TO INVESTIGATE
EXACT LOCATION, SIZE AND CONDITION OF ALL DRAINAGE PIPES.
LIAISE WITH itm design TO DISCUSS THE FINDINGS. ALLOW TO
REPLACE / UPGRADE AS REQUIRED.

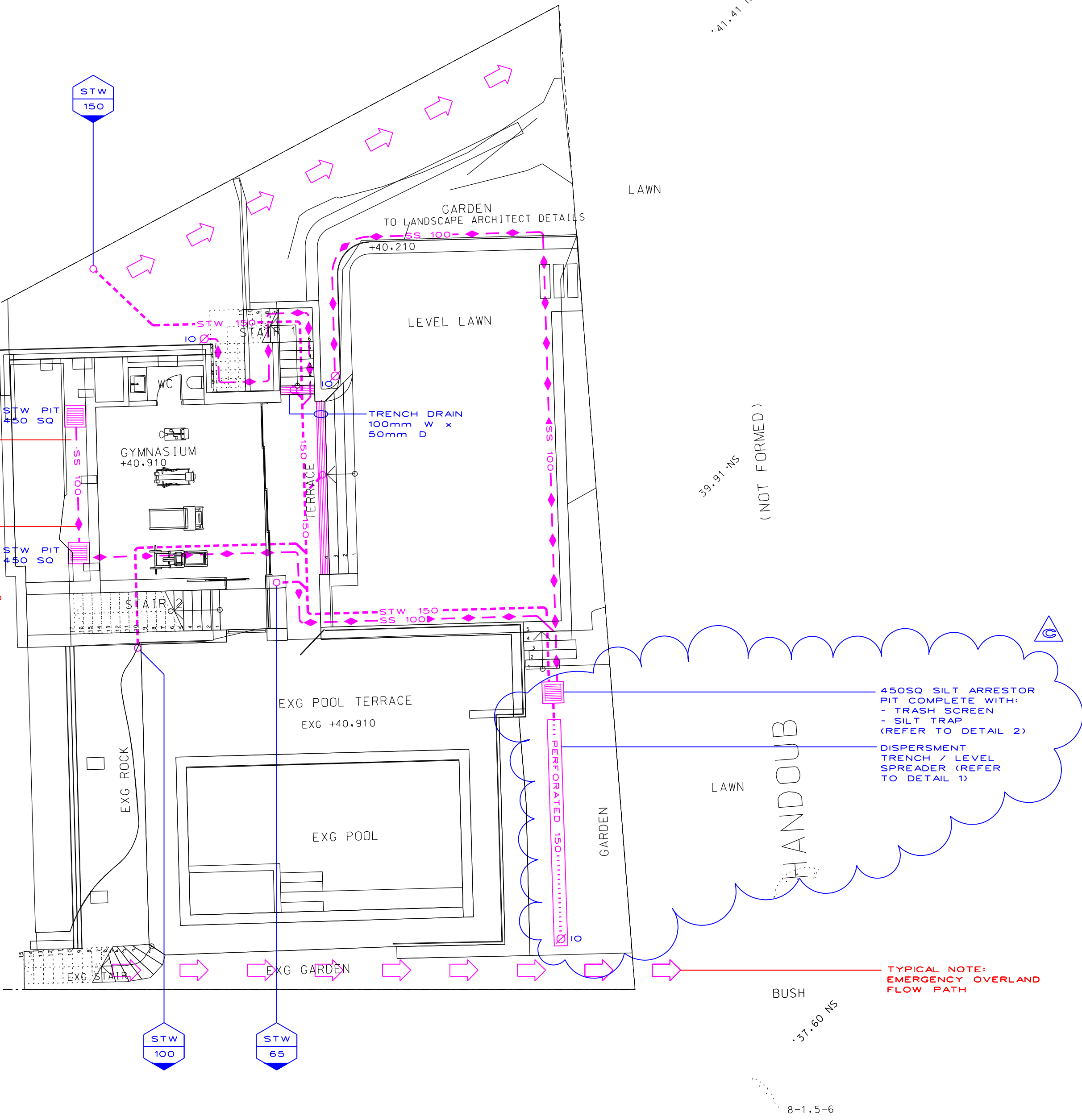
NOTES
FOR GENERAL NOTES AND LEGEND
REFER TO DRAWING H - DA - 00



DETAIL 2:
SILT ARRESTOR PIT
& TRASH SCREEN
NTS

TYPICAL NOTE:-
SPOON DRAIN COMPLETE WITH
MIN. 1% FALL TOWARDS PITS.
HIGHPOINTS TO BE MIN. 100mm
LOWER THAN ADJACENT
STRUCTURAL FLOOR RL
(ACCESS REQUIRED FOR
MAINTENANCE)

TYPICAL NOTE:-
ALL SUBSOIL DRAINAGE PIPES TO
BE 100mm DIA COMPLETE WITH
200mm BLUE METAL SURROUND
WRAPPED IN GEOFABRIC. USE
PVC PIPES WITH TOP HALF SLOTTED
AND NOT COILS. FINAL LOCATION
AND EXTENT TO BE CO - ORDINATED
WITH:
- STRUCTURAL ENGINEER
- GEOTECHNICAL ENGINEER
- LANDSCAPING CONSULTANT /
CONTRACTOR
- SOIL CONDITIONS



450SQ SILT ARRESTOR
PIT COMPLETE WITH:
- TRASH SCREEN
- SILT TRAP
(REFER TO DETAIL 2)
DISPERSMENT
TRENCH / LEVEL
SPREADER (REFER
TO DETAIL 1)

TYPICAL NOTE:
EMERGENCY OVERLAND
FLOW PATH

APPROVAL

CLIENT
PHILIPPA MORIARTY

ARCHITECT
CORBEN
ARCHITECTS

PROJECT
14 SUMMIT
AVENUE
DEE WHY

DRAWING TITLE
LEVEL 01
STORMWATER
DRAINAGE

SCALE
1:100 @ A1 / 1:200 @ A3
JOB No
22/188

DISCIPLINE
HYD
DRAWING No
H-DA-01
REVISION
C

REV	DESCRIPTION	DATE
C	RE - ISSUED FOR DA	07.08.23
B	RE - ISSUED FOR DA	15.06.23
A	ISSUED FOR DA	05.06.23

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0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

STORMWATER DA
DRAWING ONLY

- NOT FOR CONSTRUCTION
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

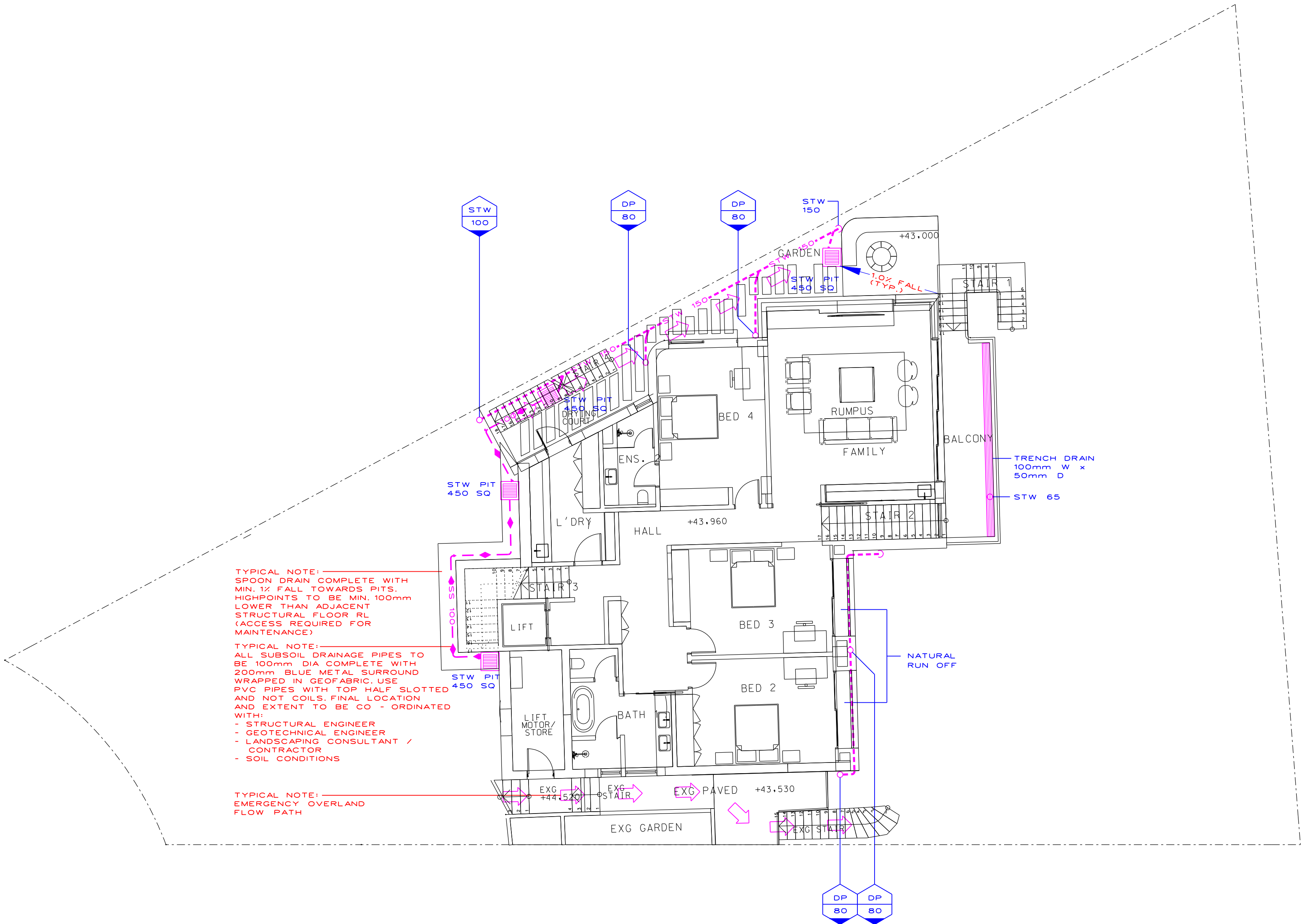
LANDSCAPING DRAINAGE

ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS TO BE EQUIPPED WITH WATERPROOFING MEMBRANE, DRAINAGE CELL AND GEOFABRIC

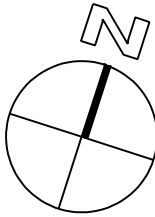
EXISTING DRAINAGE

DURING DEMOLITION / CONSTRUCTION: ALLOW TO INVESTIGATE EXACT LOCATION, SIZE AND CONDITION OF ALL DRAINAGE PIPES. LIAISE WITH *itm* design TO DISCUSS THE FINDINGS. ALLOW TO REPLACE / UPGRADE AS REQUIRED.

NOTES
FOR GENERAL NOTES AND LEGEND
REFER TO DRAWING H - DA - 00



APPROVAL



REV	DESCRIPTION	DATE
B	RE - ISSUED FOR DA	15.06.23
A	ISSUED FOR DA	05.06.23

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PROJECT
14 SUMMIT
AVENUE
DEE WHY

DRAWING TITLE
LEVEL 02
STORMWATER
DRAINAGE

SCALE
1:100 @ A1 / 1:200 @ A3
JOB No
22/188

DISCIPLINE
HYD
DRAWING No
H-DA-02
REVISION
B

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

STW DA DRAINING

STORMWATER DA
DRAWING ONLY

- NOT FOR CONSTRUCTION
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS
AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

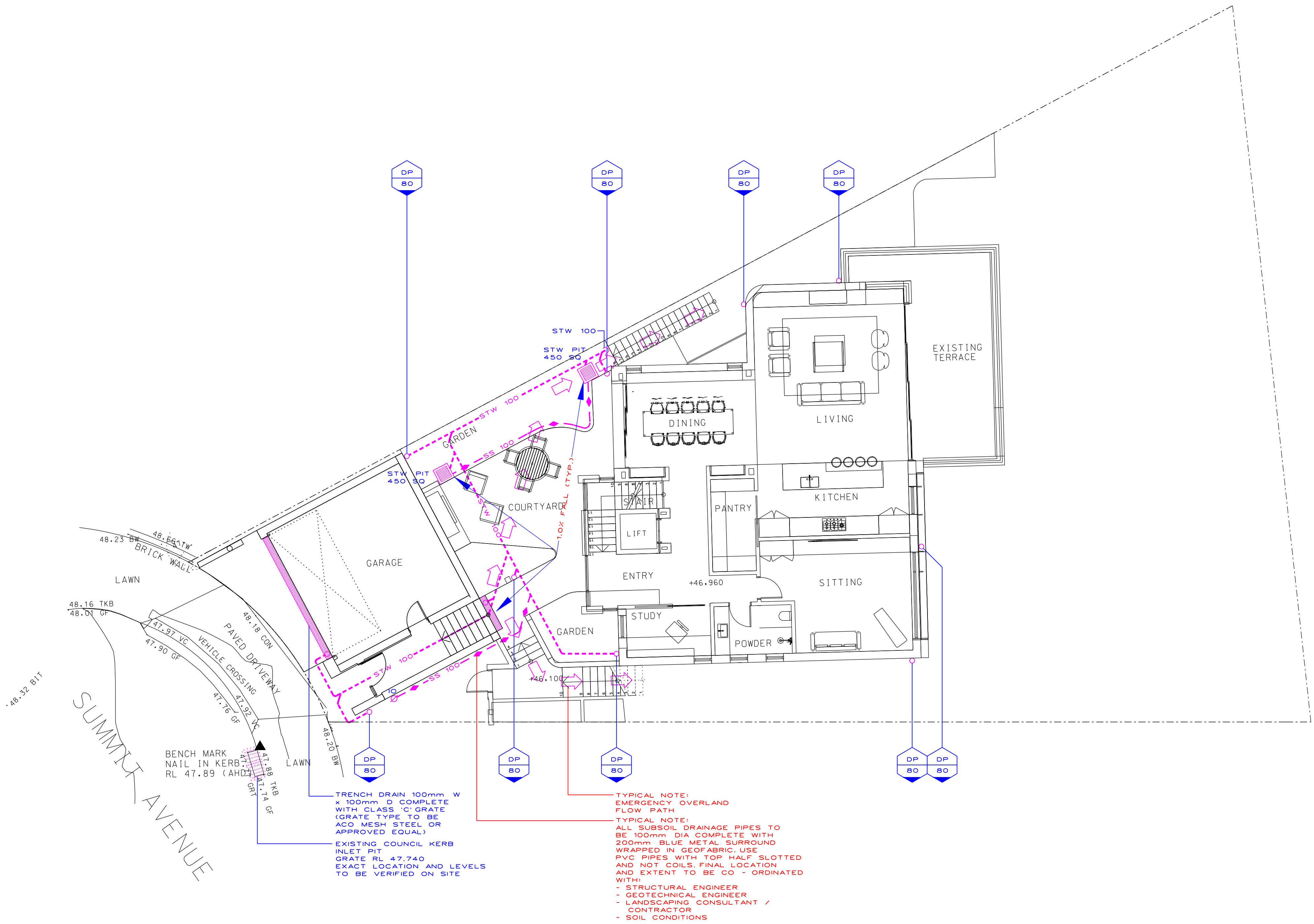
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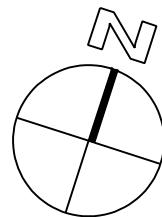
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PROJECT
14 SUMMIT
AVENUE
DEE WHY

DRAWING TITLE
LEVEL 03
STORMWATER
DRAINAGE

SCALE
1:100 @ A1 / 1:200 @ A3
JOB No
22/188

DISCIPLINE
HYD
DRAWING No
H-DA-03
REVISION
B

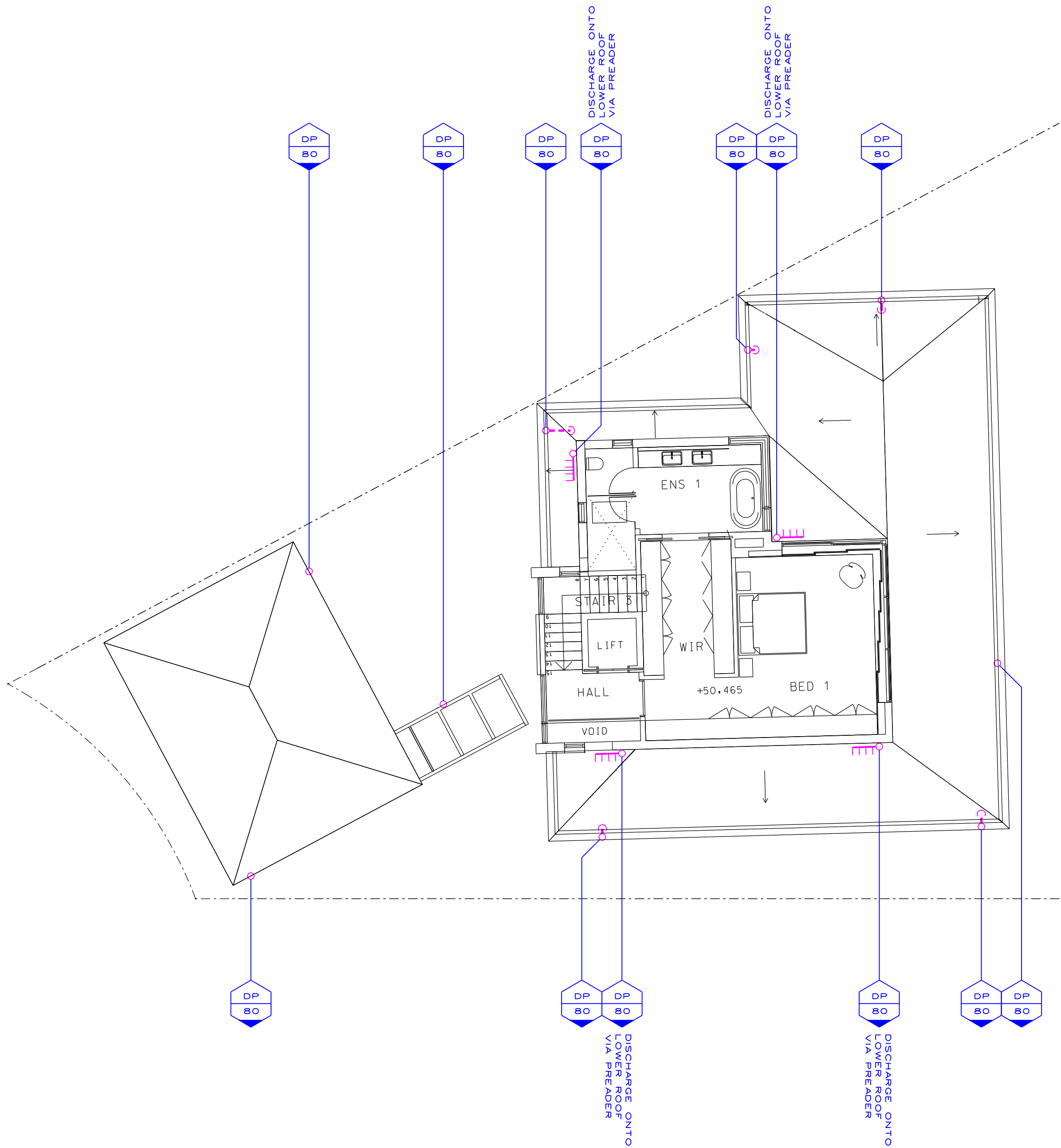
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STW DA DRAWING

STORMWATER DA
DRAWING ONLY

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AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

NOTES
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REFER TO DRAWING H - DA - 00



REV	DESCRIPTION	DATE
B	RE - ISSUED FOR DA	15.06.23
A	ISSUED FOR DA	05.06.23

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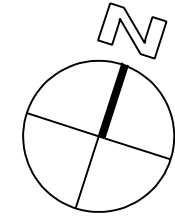
PROJECT
14 SUMMIT
AVENUE
DEE WHY

APPROVAL

DRAWING TITLE
LEVEL 04
STORMWATER
DRAINAGE

SCALE 1:100 @ A1 / 1:200 @ A3 JOB No 22/188

DISCIPLINE HYD DRAWING No H-DA-04 REVISION B

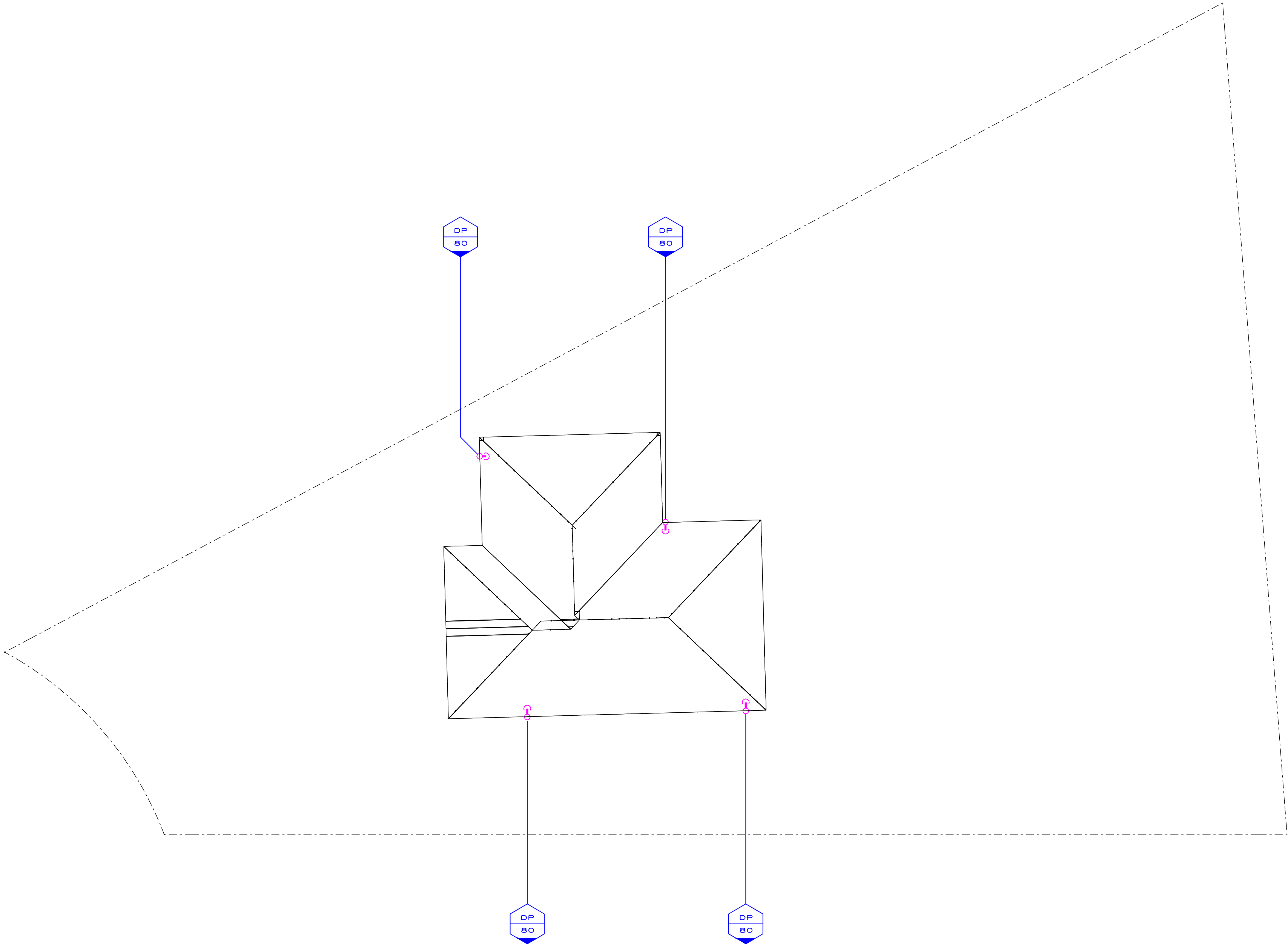


STW DA DRAINING

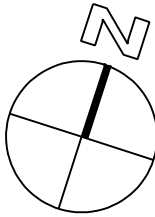
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APPROVAL



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A	ISSUED FOR DA	05.06.23
REV	DESCRIPTION	DATE

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PROJECT
14 SUMMIT
AVENUE
DEE WHY

DRAWING TITLE
ROOF
STORMWATER
DRAINAGE

SCALE
1:100 @ A1 / 1:200 @ A3
JOB No
22/188

DISCIPLINE
HYD
DRAWING No
H-DA-05
REVISION
B

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

STW DA DRAWING