

15 September 2025

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

Address of the Project: **290 Lower Plateau Road**

Description of Project: **Civil Design Letter - New 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**, Road Reserve Civil Works Plan, **CIVIL-1**, and Driveway Long-Sections, **CIVIL-2**, for your perusal.

STORM-1/A shows the collected proposed roof areas, hard stand and landscaped areas discharging to the kerb and gutter in Lower Plateau Road.

Note that it is proposed to provide a combined rainwater/detention tank adjacent to the garage level at the rear of the dwelling. Analysis was conducted using DRAINS Modelling Software and in accordance with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Northern Beaches Council Water Management For Development Policy and BASIX requirements. The proposed BASIX rainwater storage volume must comply with the Council's and Sydney Water's requirements for non-potable reuse.

CIVIL-1 and **CIVIL-2** show the driveway access, details and long-sections of the proposed driveway to access the parking facility.

This is to certify that the plan layouts as shown on **STORM-1/A**, **CIVIL-1** and **CIVIL-2** by Taylor Consulting Civil & Structural Engineers has 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, AS/NZS 2890.1 Off Street Parking, Northern Beaches Council's Pittwater D.C.P. and Water Management for Development Policy.

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

Yours faithfully

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