

Certificate of Existing Stormwater Drainage

Date: 06 August 2025

Job No: 2504028

Client: James & Fiona Pullen

Engineer: S. Ruskin

Site: 24 Ruskin Rowe, Avalon

Samuel Ruskin of NB Consulting Engineers (NBCE) carried out a site inspection at the above property on the 23rd April 2025. The purpose of the visit was to inspect and comment on the existing stormwater drainage system and its capacity to cater for any additional flows due to the modifications proposed on the architectural plans prepared by Greg Jones Architecture (Drawing #'s: DA-001 – DA-601) dated June 2025.

The assessment consisted of a walk over style inspection of the site. The proposed modification to the first-floor level is located above the existing footprint of the building and so will not result in any increase in impervious area. The existing stormwater system is deemed to be adequate cater for the proposed modifications, subject to the following:

- 2 x 100mm Ø uPVC downpipes are installed from the proposed upper roof to discharge to the lower roof via 100mm Ø uPVC spreader pipes.
- 1 x additional 100mm Ø uPVC downpipe is added to the existing lower roof in close proximity to the new spreader pipes from the upper roof.

NBCE recommends new downpipes be installed near to the valley gutters in accordance with NCC 2022 requirements.

Note: This certification does not alleviate the responsibility of the owners of the property to properly maintain the existing stormwater system.

We trust that this certificate meets your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L

Michael Wachjo

Senior Engineer | B.E. (Civil) MIEAust Director

H:\PROJECT2025\2504028 24 RUSKIN ROWE, AVALON\ENG Design\CESD001.docx