

8 June 2022

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099
Attn: Robert Barbuto - Major Developments Principal Engineer

Dear Robert

**Re: Land and Environment Court - Statement of Facts and Contentions
2022/00014963**

With reference to Land and Environment Court of NSW - statement of facts and contentions case number 2022/00014963, our office has been engaged by Addisons to update the site Stormwater Management Plan submitted for 27a-29 Pine Avenue, Brookvale under DA2021/2153.

The new plans STORM-1 and STORM-2 dated 8 June 2022 have been updated to address the issues raised in the facts and contentions statement Stormwater Management 8 (a) and 8 (b).

The new plans address the following issues outlined in section 8 (a):

- The roof drainage and site drainage systems have been redesigned to ensure the minimum level of drainage connected to the on-site detention tank is above R.L. 38.85m A.H.D. All drainage below R.L. 38.85m A.H.D. is connected directly to the boundary pits under gravity;
- The on-site detention tank has been re-designed to accommodate the revised site drainage arrangement;
- All drainage connected to the on-site detention tank is drained under gravity, with the outlet being free draining;
- A new pit is proposed to be constructed within Council's drainage system in Pine Avenue on the existing Ø450 R.C.P. SPI09349; and
- Areas of the site unable to connect via gravity to Pine Avenue will be captured and conveyed to the Council's existing Ø375 R.C.P. SPI04505 located at the rear of 29 Pine Avenue.




The new plans address the following issued outline in section 8 (b):

- Grated access to the on-site detention tank has been located outside the building 50mm below the adjacent floor level;
- The on-site detention tank has been designed to have greater than 300mm freeboard to the habitable floor areas;
- The outlet from the on-site detention tank has been sized to accommodate the site flows should the orifice become blocked via a Ø300 P.V.C. snorkel emergency overflow within the detention tank. Note should the line connected to the detention tank become blocked the access grate is located outside the building to prevent stormwater ingress into the habitable floor areas of the building; and
- All internal access locations are to be fitted with sealed bolt down access lids to prevent water ingress into the habitable areas of the building.

Note the revised DRAINS model has been provided to support the design.

Should you have any further questions please do not hesitate to contact the undersigned.

Yours faithfully
TAYLOR CONSULTING



D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E. Aust. N.E.R.

