

26 May 2025

General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Address of the Project: **38 Judith Street, Seaforth**

Description of Project: **Stormwater Management Plan - Alterations and additions**


With reference to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, **STORM-1**, for your perusal.

The plan shows collected flows from the proposed and existing roofed area and surrounding landscaped area connecting to an existing site stormwater management system, discharging into the kerb and gutter in Judith Street.

Note that as the proposed development is to be less than 60% hard surface area there has been no provision of on-site stormwater detention in accordance with Council policy.

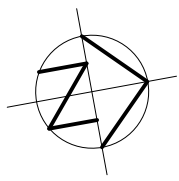
Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU



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





NOTE: PLUMBER TO PERFORM WATER TESTING OF EXISTING PIPED SYSTEM TO DETERMINE CAPACITY AND STATE OF REPAIR. PLUMBER TO INSPECT & REPAIR DAMAGED SECTIONS OF EXISTING PIPE (INCLUDING DOWNPIPES) AS NECESSARY OR PROVIDE NEW DRAINAGE LINES WHERE NECESSARY SUBJECT TO THE APPROVAL BY THE SUPERVISING ENGINEER.

PROVIDE 150 WIDE GRATED DRAIN ACROSS DRIVEWAY

NOTE: CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS

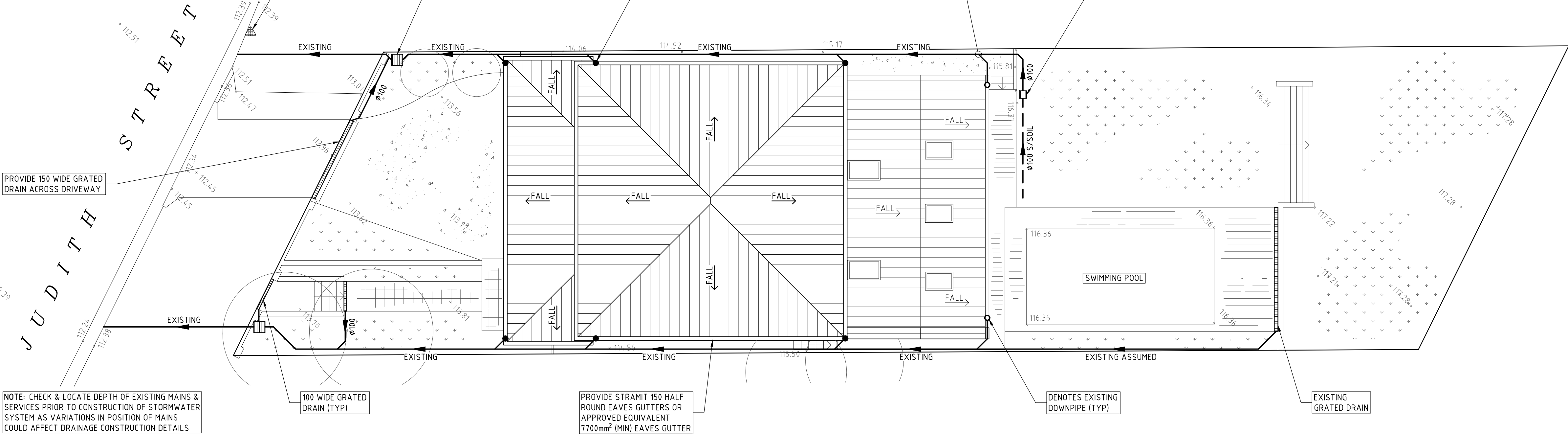
BENCHMARK NAIL IN TOP OF KERB R.L. 12.53 A.H.D.

450 SQ. BOUNDARY PIT WITH TRASH SCREEN FOR POLLUTION CONTROL AND 200 SUMP (TYP)

PROVIDE Ø100 DOWNPIPE (TYP)

NOTE: CONNECT NEW Ø100 P.V.C. LINE INTO EXISTING SITE DRAINAGE SYSTEM

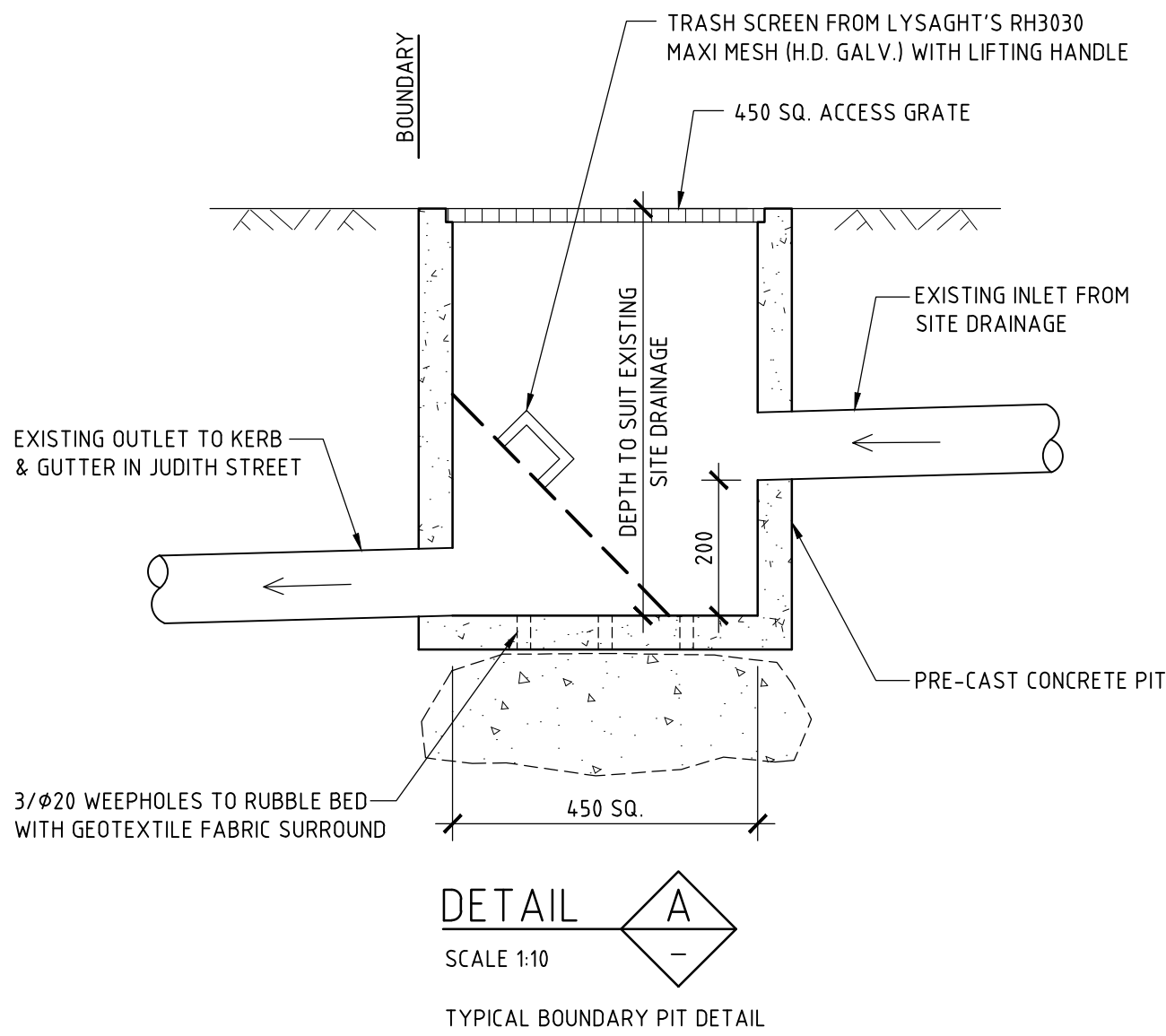
300 SQ. BY 300 DEEP INLET PIT
NOTE: ALL PITS TO HAVE 2.0m LONG SUB-SOIL TAIL INLET



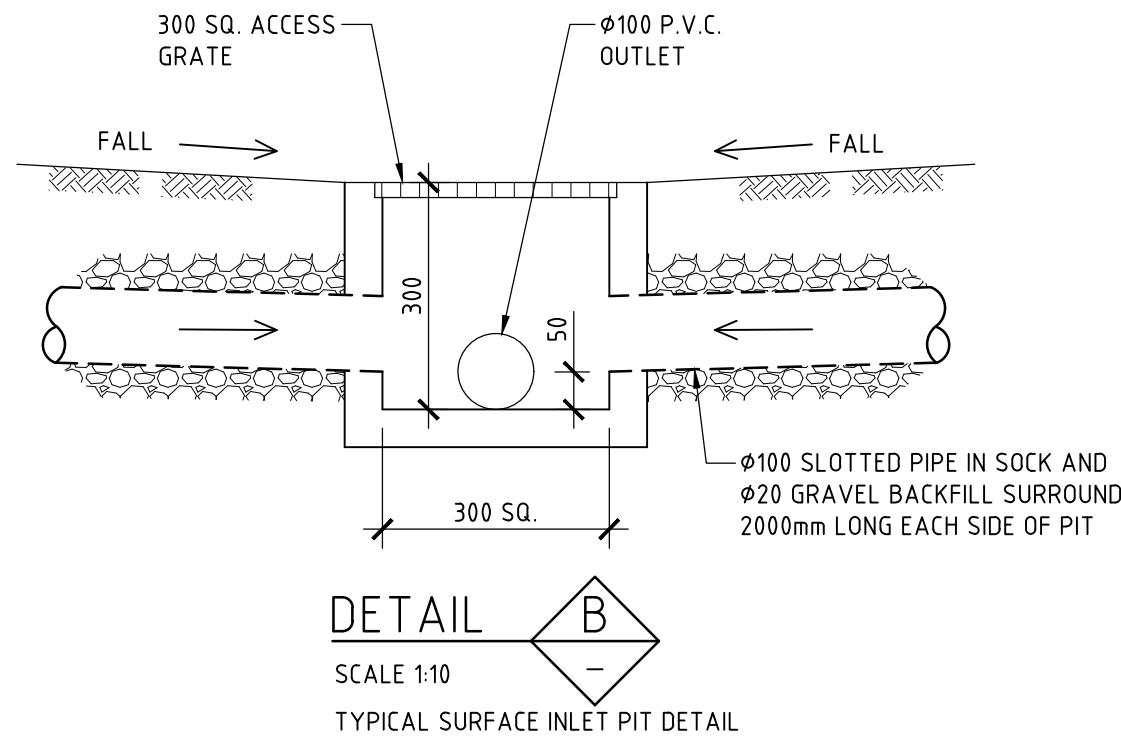
SITE DRAINAGE PLAN
SCALE 1:100

DRAINAGE NOTES

- + DENOTES EXISTING GROUND LEVEL
- FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
- SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
- SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
- ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
- CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
- INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE (BY PRIOR ARRANGEMENT WITH ENGINEER) DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
- ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
- REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
- PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
- APPROVED PRE-CAST PITS MAY BE USED.
- ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm c/c AS NECESSARY.
- PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
- CONTRACTOR SHALL ENSURE THAT SERVICES TO BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS WHERE REQUIRED. ONCE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.
- STORMWATER SYSTEM REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH POLLUTANT LOAD. FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
- PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
- WHERE POSSIBLE, DRAINAGE LINES SHALL BE LAID IN AREAS PREVIOUSLY DISTURBED BY OTHER SITE WORKS AND FOLLOW TOPOGRAPHICAL FEATURES TO REDUCE IMPACT AND AVOID TREE ROOTS.
- THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED FOR SUBMISSION TO COUNCIL/CERTIFIER AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.



DETAIL A
SCALE 1:10
TYPICAL BOUNDARY PIT DETAIL



DETAIL B
SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 581.8 m² (100%)
PROPOSED IMPERVIOUS AREA = 332.6 m² (57%)
PROPOSED LANDSCAPED AREA = 249.2 m² (43%)
EXISTING IMPERVIOUS AREA = 297.2 m² (51%)
EXISTING LANDSCAPED AREA = 284.6 m² (49%)

ISSUE DATE	REVISION

TITLE
**STORMWATER MANAGEMENT PLAN
38 JUDITH STREET, SEAFORTH**

DRAWN JBP
ENGINEER R B
DATE 23 MAY 2025
CHECKED [Signature]
SCALE © A1
1:100
1:10
BE Civil (Hons) MIE Aust.



DRAWING NO
STORM-1



Preliminary Inspection and Advice

22 May 2025 / Ruairi Brown - 38 Judith Street, Seaforth

Complete

Site Address

38 Judith Street, Seaforth, NSW
2092

With reference to the architectural plan & quote (if available)

[file-Plan-Boundary-ID-Survey.pdf](#)

[38 Judith Street, Seaforth, NSW 2092 - Q-04440 signed.pdf](#)

[Plans - Master.pdf](#)

[Report - BASIX.pdf](#)

[Plan - Boundary ID Survey.pdf](#)

[Report - Estimated Development Cost..pdf](#)

Conducted on

22 May 2025 4:00 PM AEST

Prepared by

Ruairi Brown - 38 Judith Street,
Seaforth

Does scope of work include stormwater management plan?

Yes

Attached are general photos from the conducted site inspection

Notes

1. Alterations and additions to existing dwelling
2. Existing site drainage system observed on site
3. Engineer to confirm whether On Site Detention is required for this site based upon Northern Beaches Council Water Management for Development Policy
4. Rainwater storage not required as per BASIX report

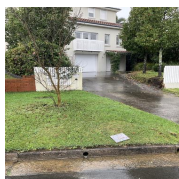


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

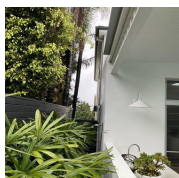


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

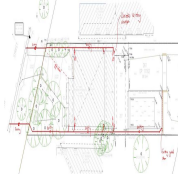


Photo 15

Does scope of work include structural design?

N/A

Does scope of work include civil design?

N/A

Site Notes

Add any relevant additional notes here

N/A

Thank you for your time today, please feel free to call the office on 9982 7092 if you have any questions about this report or the next stage of your project.

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

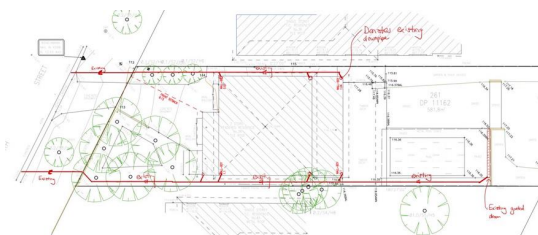


Photo 15

File summary

[file-Plan-Boundary-ID-Survey.pdf](#)

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