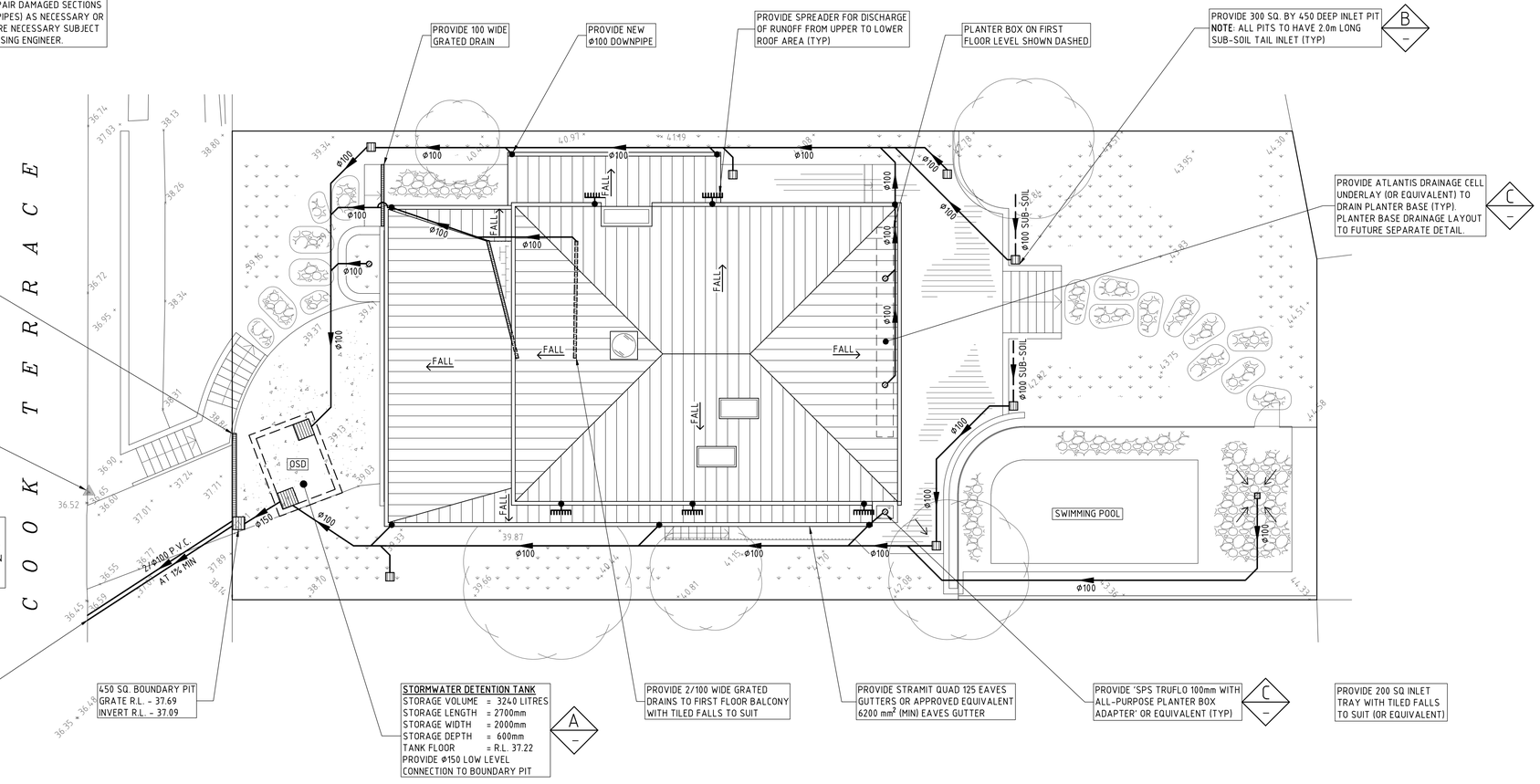
NOTE: PLUMBER TO PERFORM WATER TESTING OF EXISTING PIPED SYSTEM TO DETERMINE CAPACITY AND STATE OF REPAIR. PLUMBER TO INSPECT & REPAIR DAMAGED SECTIONS OF EXISTING PIPE (INCLUDING DOWNPIPES) AS NECESSARY OR PROVIDE NEW DRAINAGE LINES WHERE NECESSARY SUBJECT TO THE APPROVAL BY THE SUPERVISING ENGINEER.



SITE DRAINAGE PLAN

SCALE 1:100

DRAINAGE NOTES

1. DENOTES EXISTING GROUND LEVEL.
2. FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
3. SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
4. SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
5. ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
6. CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
7. INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE (BY PRIOR ARRANGEMENT WITH ENGINEER) DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
8. ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
9. REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
10. PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
11. APPROVED PRE-CAST PITS MAY BE USED.
12. 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
13. 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.
14. 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.
15. 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.
16. PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
17. 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
18. 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.

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 648.2 m² (100%)
PROPOSED IMPERVIOUS AREA = 369.7 m² (57%)
PROPOSED LANDSCAPED AREA = 278.5 m² (43%)

NORTHERN BEACHES COUNCIL - REGION 1: NORTHERN CATCHMENTS

TOTAL INCREASE IN IMPERVIOUS AREA > 50m²; OSD REQUIRED

OSD SYSTEM DESIGN DATA

EXISTING SITE FLOWS

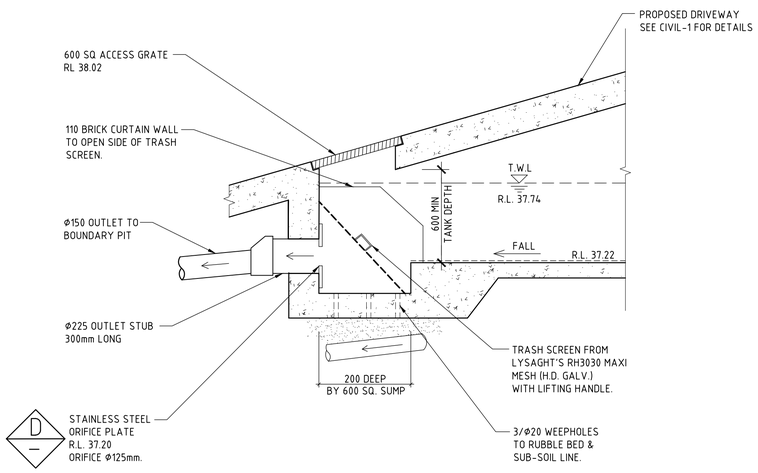
5 YR ARI = 12 l/s
100 YR ARI = 26 l/s

DEVELOPED SITE FLOWS

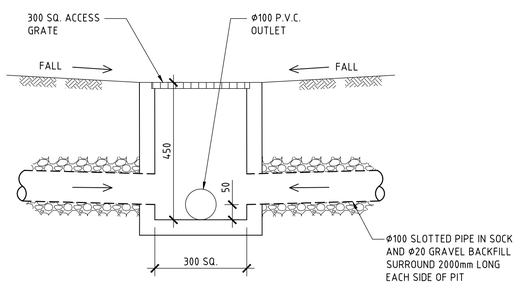
5 YR ARI = 12 l/s
100 YR ARI = 26 l/s

DETENTION SYSTEM DATA

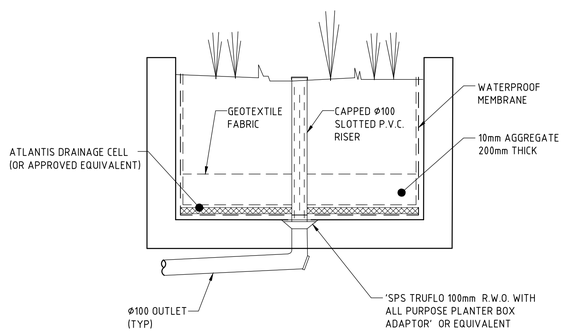
AREA DRAINING TO THE TANK = 568.6 m²
MAX. 100YR TWL = RL 37.99
ORIFICE DIAM = 125 mm
SSR = 2.81 m³



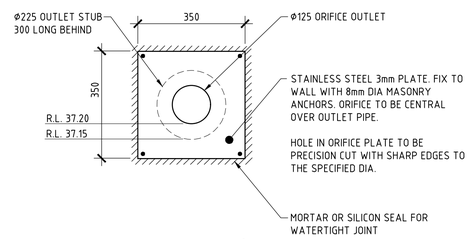
DETAIL A
SCALE 1:20
SHOWING SCHEMATIC LAYOUT OF DETENTION SYSTEM



DETAIL B
SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL



DETAIL C
SCALE 1:20
SHOWING TYPICAL PLANTER BOX DETAIL



DETAIL D
SCALE 1:10
ORIFICE PLATE DETAIL

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 648.2 m² (100%)
PROPOSED IMPERVIOUS AREA = 368.1 m² (57%)
PROPOSED LANDSCAPED AREA = 280.1 m² (43%)
EXISTING IMPERVIOUS AREA = 255.1 m² (39%)
EXISTING LANDSCAPED AREA = 393.1 m² (61%)

ISSUE DATE	REVISION
03 JUN 2025	UPDATED PLAN TO SUIT LATEST ARCHITECTURAL PLANS

TITLE
STORMWATER MANAGEMENT PLAN
31 COOK TERRACE, MONA VALE

DRAWN	DATE	CHECKED	SCALE @ A1
L I	28 MAY 2025	BE Civil (Hons) MIE Aust	1:100 1:20 1:10
ENGINEER DMS			

TAYLOR

DRAWING NO. STORM-1/A

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