TAYLOR

NORTHERN SYDNEY
Seascape
Suite 7 22-27 Fisher Rd
Dee Why NSW 2099

BLUE MOUNTAINS
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Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

4 December 2024

General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Address of the Project: **909 Pittwater Road, Collaroy**

Description of Project: **Stormwater Management Plan - Alteration & Additions**

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

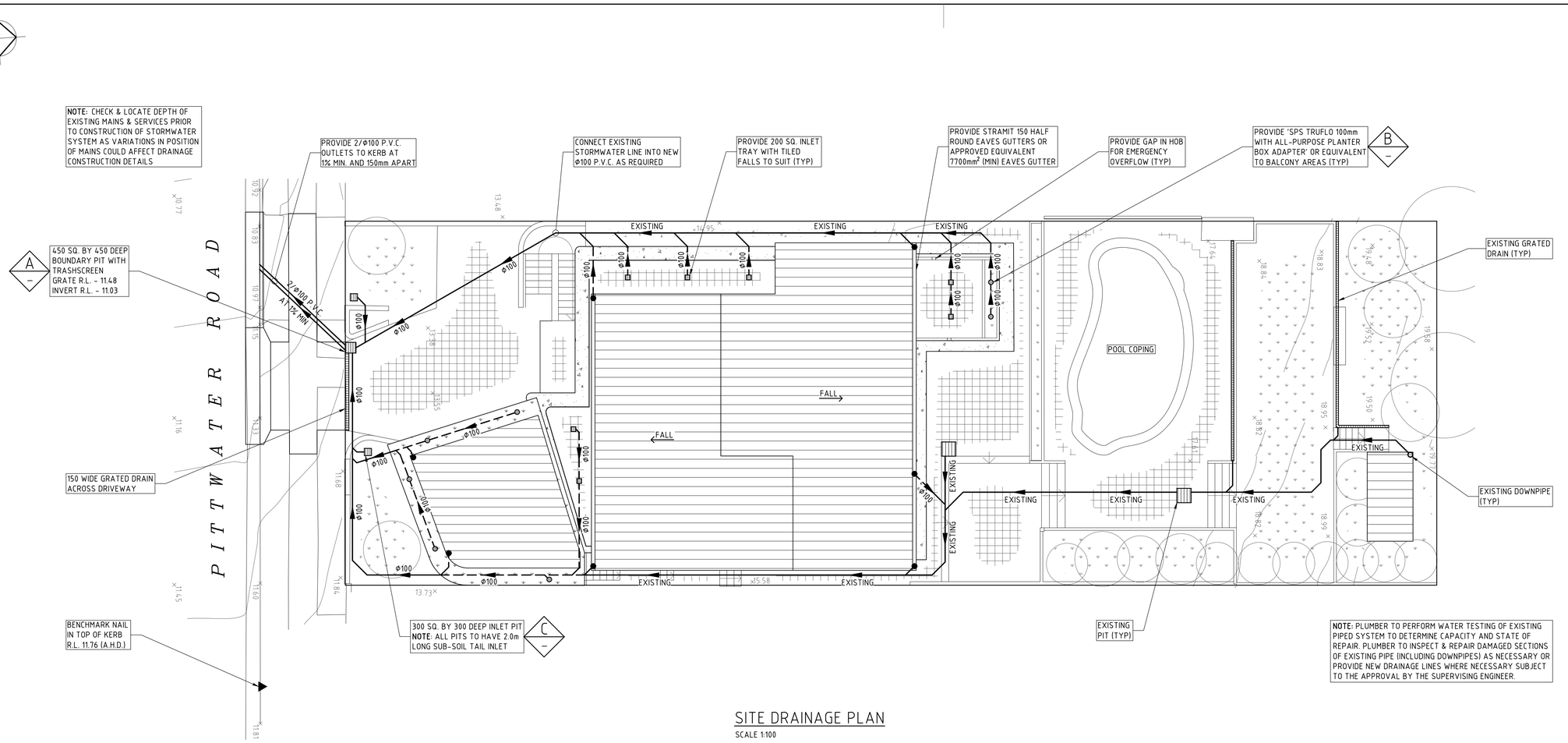
The plan shows collected flows from the proposed and existing roofed and the surrounding landscaped areas, discharging to the kerb & gutter in Pittwater Road.

This is to certify that the Stormwater Management Plan layout, as shown on Plan STORM-1 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 and Northern Beaches Council's Water Management for Development 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.

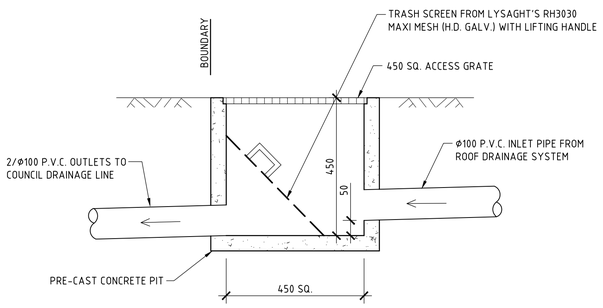


SITE DRAINAGE PLAN

SCALE 1:100

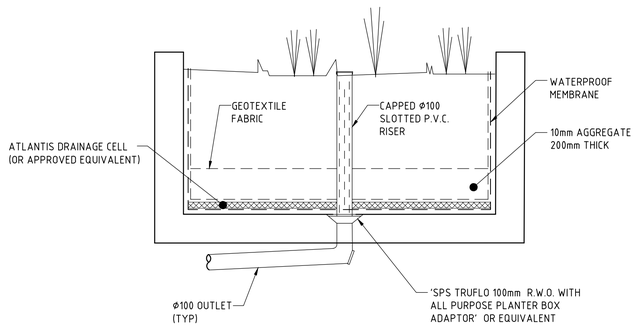
DRAINAGE NOTES

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.



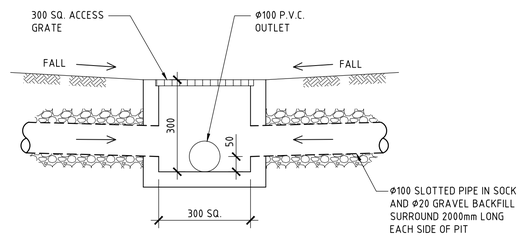
DETAIL A
SCALE 1:10

TYPICAL BOUNDARY PIT DETAIL



DETAIL B
SCALE 1:20

SHOWING TYPICAL PLANTER BOX DETAIL



DETAIL C
SCALE 1:10

TYPICAL SURFACE INLET PIT DETAIL

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 696 m² (100%)
PROPOSED IMPERVIOUS AREA = 507 m² (64%)
PROPOSED LANDSCAPED AREA = 189 m² (36%)
EXISTING IMPERVIOUS AREA = 263 m² (38%)
EXISTING LANDSCAPED AREA = 433 m² (62%)

ISSUE	DATE	REVISION

TITLE
STORMWATER MANAGEMENT PLAN
909 PITWATER ROAD, COLLAROY

DRAWN	DATE	CHECKED	SCALE @ A1
LI	4 DECEMBER 2024	BE Civil (Hons) MIE Aust;	1:100 1:20 1:10
ENGINEER RB			

TAYLOR CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING NO. STORM-1

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