



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

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

27 March 2025

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Address of the Project: **10 Hollywood Road, Newport**

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

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

The plan shows the collected flows from the proposed roof areas and the surrounding paved and landscaped areas, connected into the existing Council R.C.P. SPI54664, which runs along the site's eastern boundary.

Note that the site does not require on-site detention as the proposed works entails alterations and additions to an existing dwelling.

This is to certify that the Stormwater Management Plan layout, as shown on **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 - 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.





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 'SPS TRUFLO 100mm WITH ALL-PURPOSE PLANTER BOX ADAPTOR' OR EQUIVALENT TO BALCONY AREAS (TYP)

EXISTING 150 WIDE GRATED DRAIN ACROSS DRIVEWAY

EXISTING DOWNPIPE SPREADER (TYP)

PROVIDE NEW Ø100 DOWNPIPE (TYP)

PROVIDE STRAMIT 125 QUAD GUTTER OR APPROVED EQUIVALENT 6200mm² (MIN) EAVES GUTTER (TYPICAL FOR ALL NEW ROOF AREAS)

PROVIDE DOWNPIPE SPREADER FOR DISCHARGE OF RUNOFF FROM UPPER TO LOWER ROOF AREA

EXISTING COUNCIL INFRASTRUCTURE SPP52791

EXISTING COUNCIL INFRASTRUCTURE SPP52792

HOLLYWOOD ROAD

PROVIDE ATLANTIS DRAINAGE CELL UNDERLAY (OR EQUIVALENT) TO DRAIN PLANTER BASE (TYP). PLANTER BASE DRAINAGE LAYOUT TO FUTURE SEPARATE DETAIL.

ROTATE EXISTING SPREADER AS NECESSARY TO DISCHARGE RUNOFF FROM THE UPPER ROOF AREA TO THE PROPOSED ROOF AREA

NOTE: TURN Ø100 'CHARGED' P.V.C. DOWNPIPES UP WALL SO ARE WATERTIGHT TO 1.0m ABOVE TOP OF RAINWATER STORAGE TANK

PROPOSED LOCATION OF RAINWATER STORAGE TANK (TO OWNER'S SPECIFICATIONS)

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

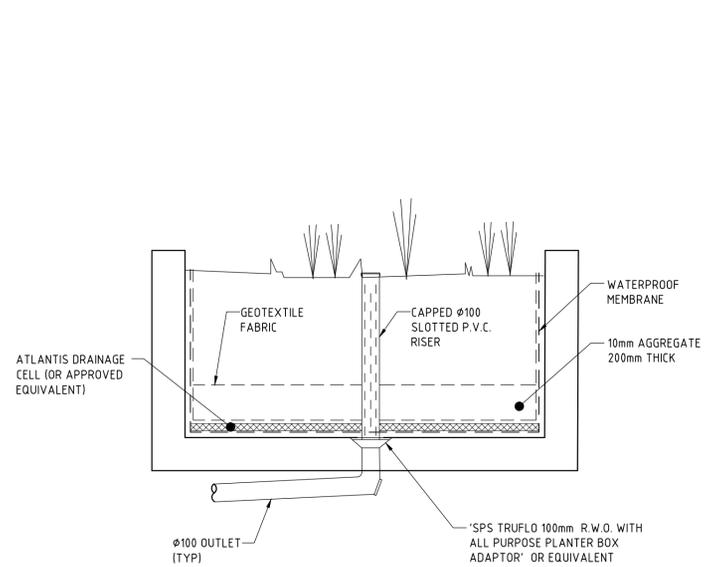
CONNECT PROPOSED Ø100 DOWNPIPES INTO EXISTING DRAINAGE LINE AS NECESSARY (TYP)

DENOTES EXISTING DOWNPIPE (TYP)

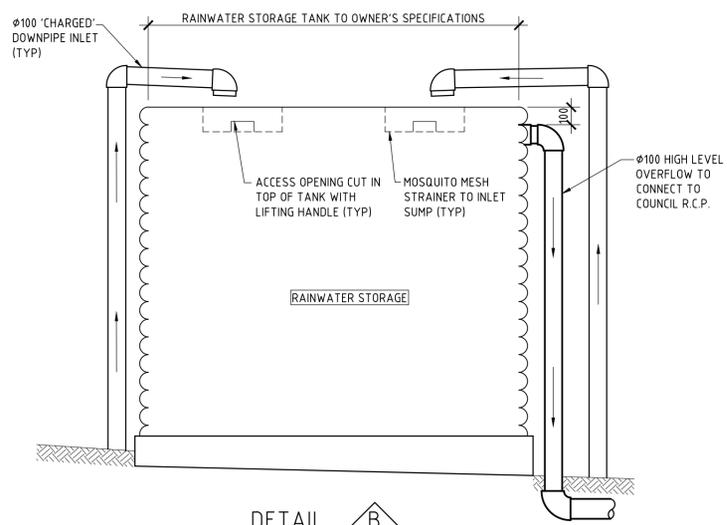
BUILDER TO CONFIRM EXISTING CONNECTION TO COUNCIL R.C.P. SPI 54664 ELSE REFER TO DETAIL C

- 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.
- RAINWATER RE-USE NOTES AND SPECIFICATIONS**
- ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
 - THE RAINWATER STORAGE TANK NEEDS TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
 - RAINWATER STORAGE TANK TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS' GUIDELINES FOR RAINWATER TANK ON RESIDENTIAL PROPERTIES.
 - PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANK. MAINS TOP-UP ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
 - PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIER'S SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
 - INLETS TO RAINWATER TANK MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
 - A SIGN MUST BE AFFIXED TO THE RAINWATER TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.
 - RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
 - THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
 - RAINWATER TANK AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.

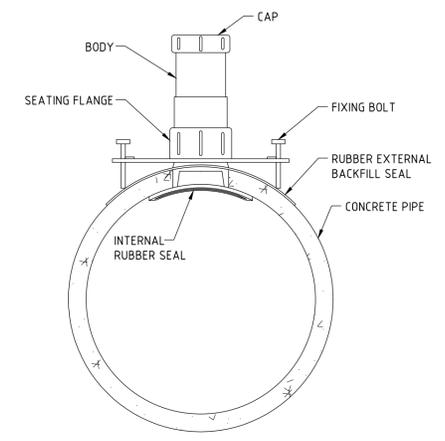
SITE DRAINAGE PLAN
SCALE 1:100



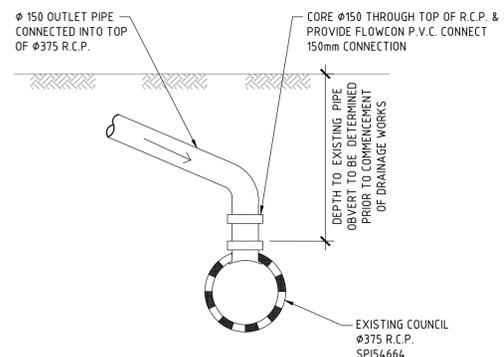
DETAIL A
SCALE 1:20
SHOWING TYPICAL PLANTER BOX DETAIL



DETAIL B
SCALE 1:20



FLOWCON PVC CONCONNECT DETAIL
SCALE 1:10



DETAIL C
SCALE 1:20
TYPICAL OUTLET PIPE CONNECTION TO EXISTING Ø375 PIPE

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 554.6 m ² (100%)
PROPOSED IMPERVIOUS AREA = 286.6 m ² (52%)
PROPOSED LANDSCAPED AREA = 268.0 m ² (48%)
EXISTING IMPERVIOUS AREA = 282.4 m ² (51%)
EXISTING LANDSCAPED AREA = 272.2 m ² (49%)

ISSUE DATE	REVISION

TITLE STORMWATER MANAGEMENT PLAN 10 HOLLYWOOD ROAD, NEWPORT			
DRAWN LI	DATE 27 MARCH 2025	CHECKED <i>[Signature]</i>	SCALE A1
ENGINEER ZS		BE Civil (Hons) MIE Aust.	1:100 1:20 1:10

