



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

4 March 2025

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

Address of the Project: **14 Epping Drive, Frenchs Forest**

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

With reference to the modification to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, **STORM-1/A**, and Subfloor Drainage Plan, **STORM-2**, for your perusal.

STORM-1/A shows the collected flows from the roofed, hardstand and landscaped areas being discharged via the existing drainage system connected to the Council stormwater network SPI12672.

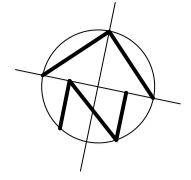
STORM-2 shows the measure proposed to protect the lower level of the property from water ingress.

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

PROVIDE STRAMIT 150 HALFROND EAVES GUTTER OR APPROVED EQUIVALENT 7700mm² EAVES GUTTER (TYP)

EXISTING DOWNPIPE (TYP)

NATURAL WATER COURSE SPO 00562

SWIMMING POOL

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.

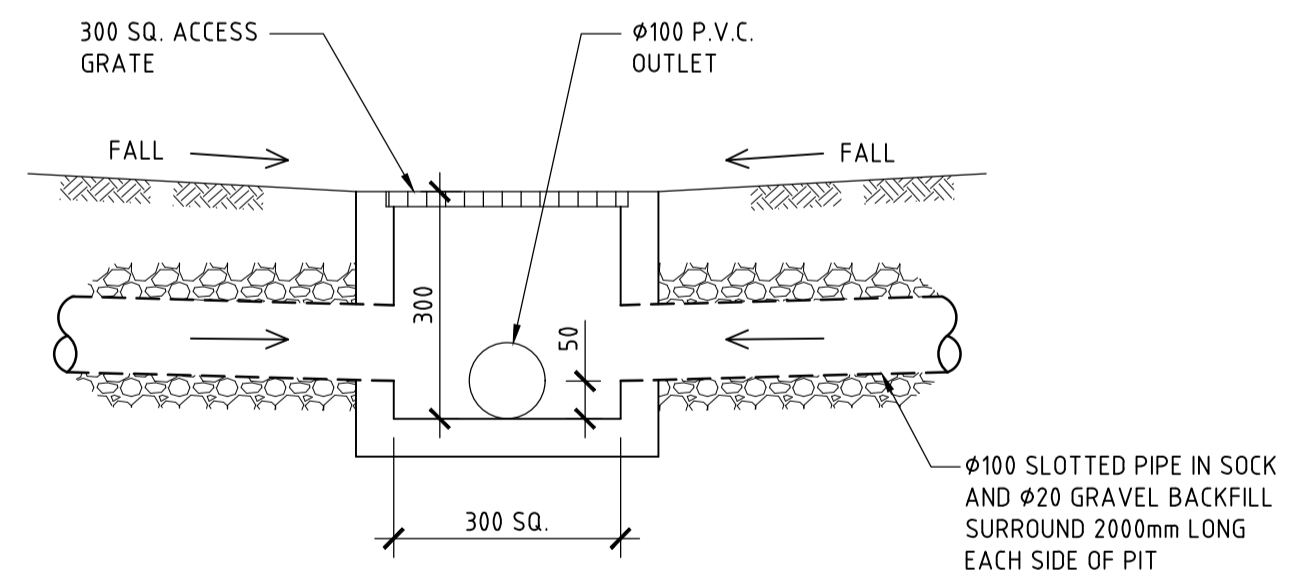
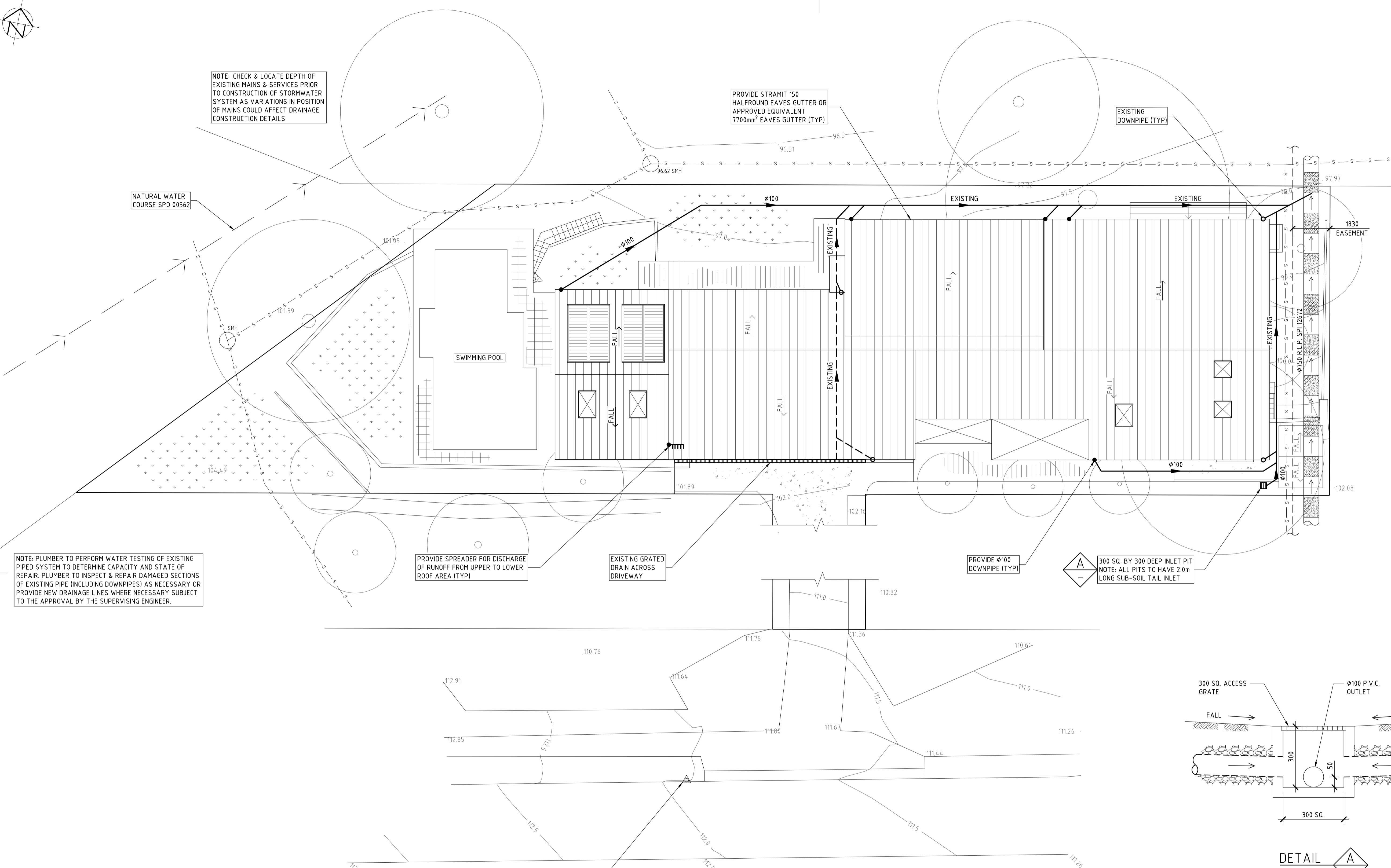
PROVIDE SPREADER FOR DISCHARGE OF RUNOFF FROM UPPER TO LOWER ROOF AREA (TYP)

EXISTING GRATED DRAIN ACROSS DRIVEWAY

PROVIDE Ø100 DOWNPIPE (TYP)

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

- 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 SURFACE INLET PIT DETAIL

E P P I N G D R I V E

SITE DRAINAGE PLAN
SCALE 1:100

STORMWATER SYSTEM DESIGN DATA

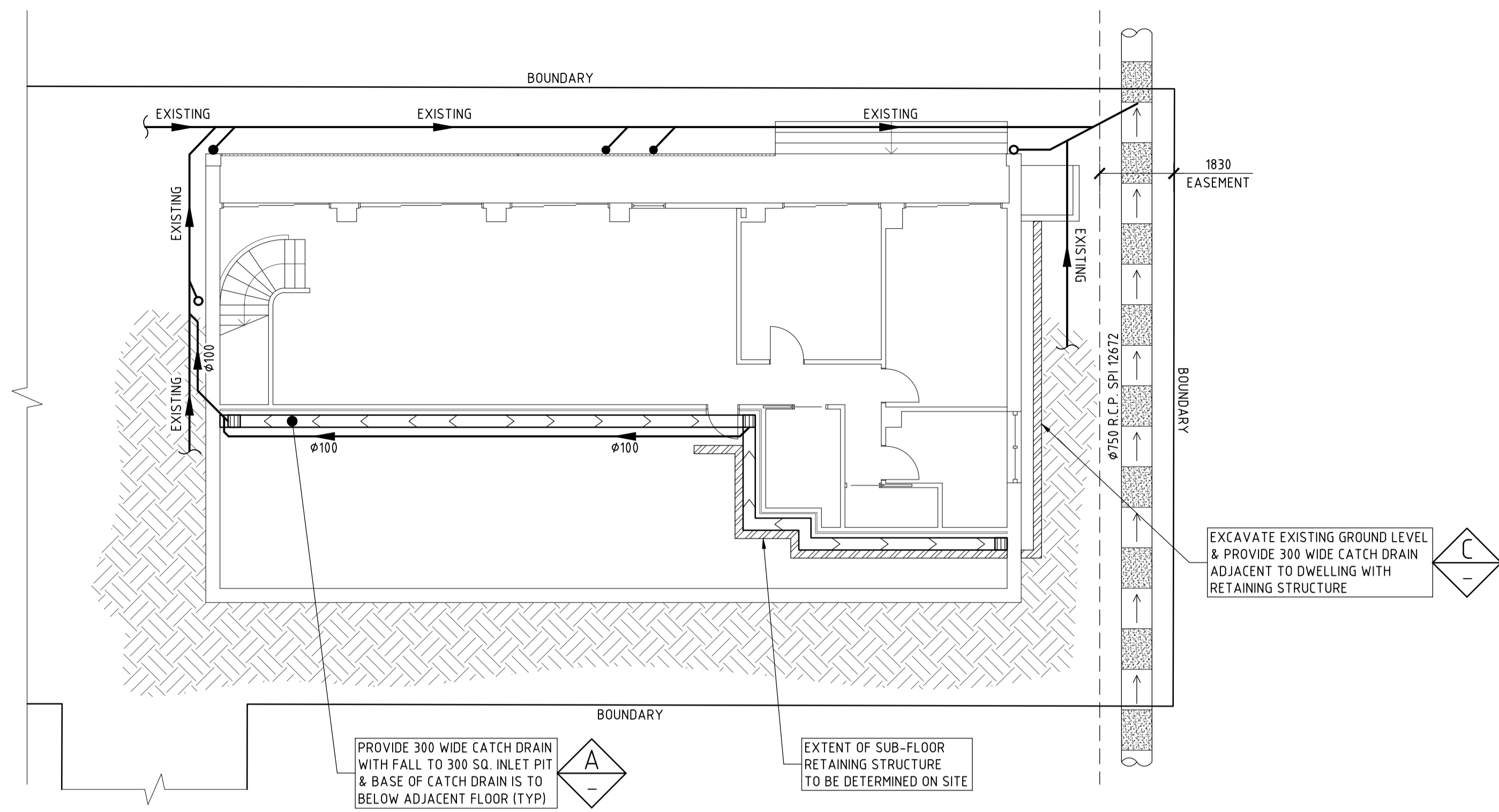
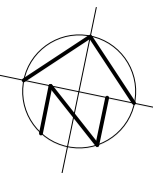
SITE DATA

SITE AREA = 923.8 m ² (100%)
PROPOSED IMPERVIOUS AREA = 652.4 m ² (71%)
PROPOSED LANDSCAPED AREA = 271.4 m ² (29%)
EXISTING IMPERVIOUS AREA = 652.4 m ² (71%)
EXISTING LANDSCAPED AREA = 271.4 m ² (29%)

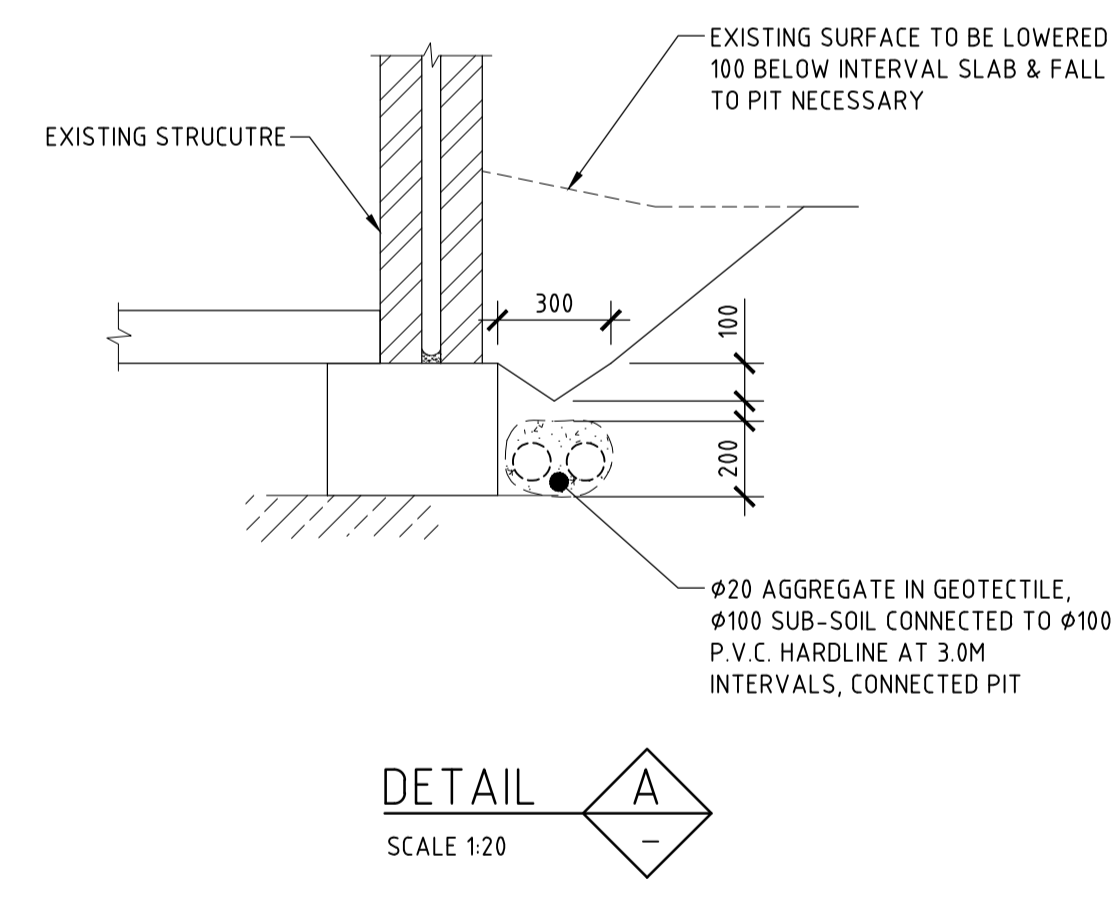
ISSUE DATE	REVISION
17 FEB 2025	UPDATED PLAN TO SUIT LATEST ARCHITECTURAL PLAN

TITLE STORMWATER MANAGEMENT PLAN 14 EPPING DRIVE, FRENCHS FOREST			
DRAWN	DATE	CHECKED	SCALE @ A1
LI	10 JANUARY 2022	<i>[Signature]</i>	1:100 1:10
ENGINEER	JPL	BE Civil (Hons) MIE Aust.	

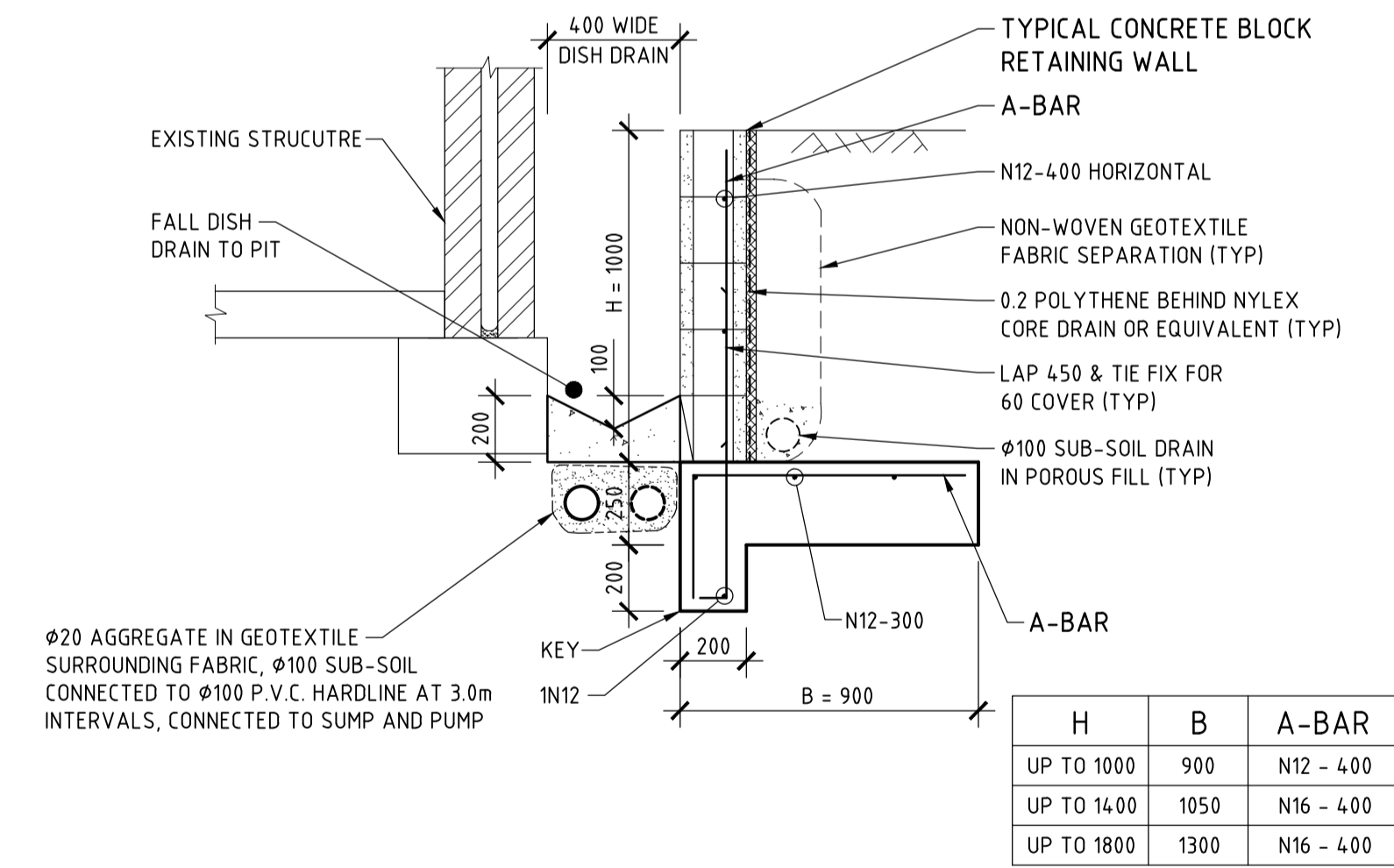




SUB-FLOOR DRAINAGE PLAN
SCALE 1:100



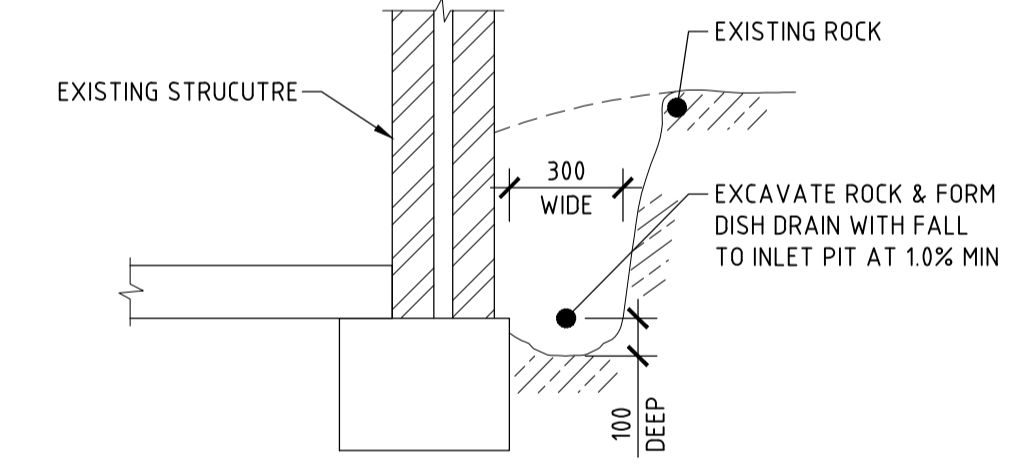
DETAIL A
SCALE 1:20



DETAIL B
SCALE 1:20

TYPICAL 300 WIDE CATCH DRAIN
NOTE: USE ALTERNATE DETAIL SHOULD ROCK BE FOUND ADJACENT TO RETAINING WALL / EXISTING STRUCTURE

H	B	A-BAR
UP TO 1000	900	N12 - 400
UP TO 1400	1050	N16 - 400
UP TO 1800	1300	N16 - 400



ALTERNATIVE DETAIL FOR CAPTURE OF SUB-SOIL FLOWS WITHIN GARAGE
SCALE 1:20

ISSUE DATE	REVISION

TITLE SUB-FLOOR DRAINAGE PLAN 14 EPPING DRIVE, FRENCHS FOREST			
DRAWN LI	DATE 17 FEBRUARY 2025	CHECKED <i>[Signature]</i>	SCALE @ A1 1:100 1:20 1:10
ENGINEER JPL BE Civil (Hons) MIE Aust.			



DRAWING NO
STORM-2