

11 December 2019

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 2103

Dear Sir/Madam

Re: Stormwater Management Plan – 56 Samuel Street, Mona Vale

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

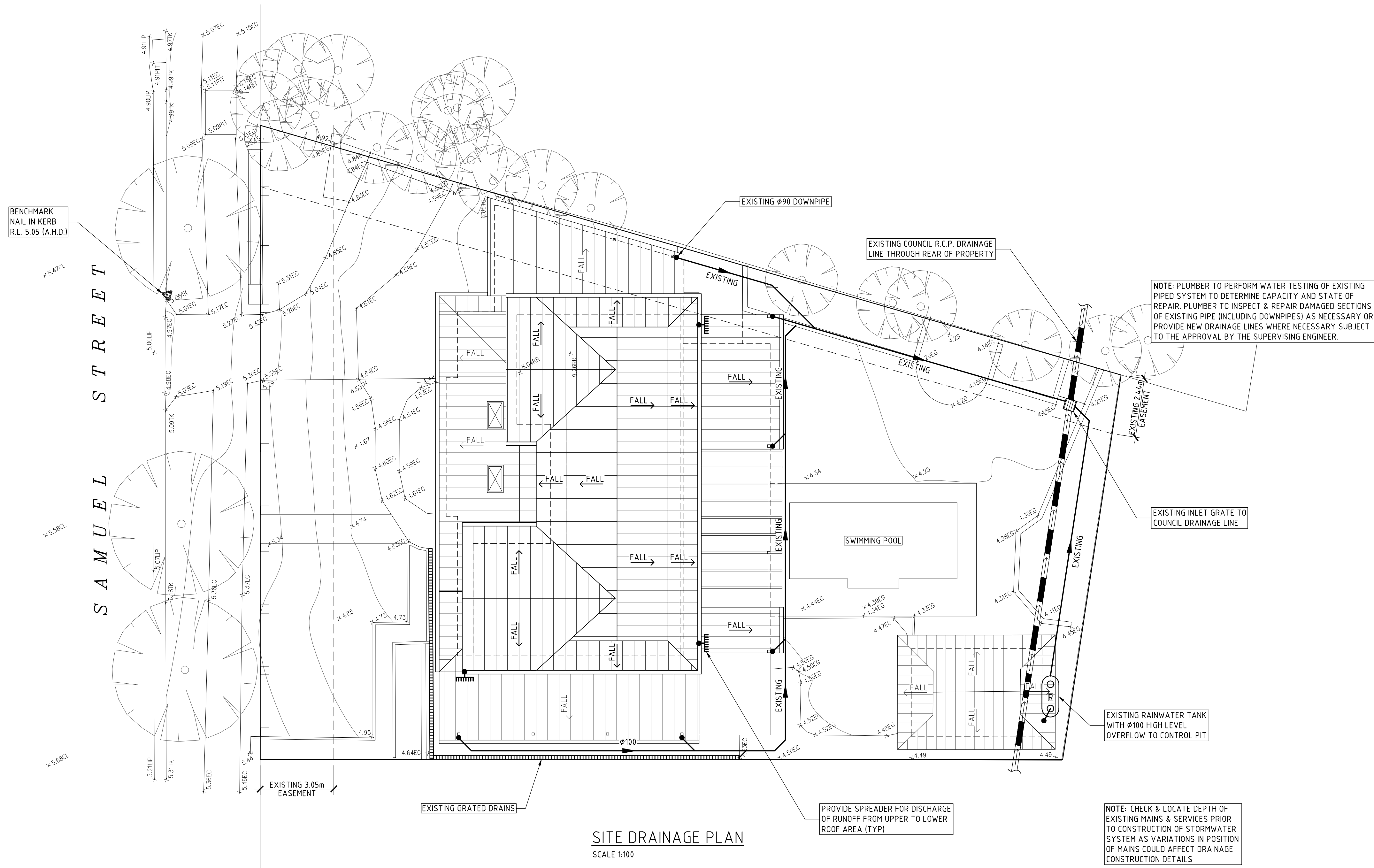
The plan shows collected flows from the proposed and existing roofed areas being tied into the original drainage system to be discharged via the existing Council drainage line.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
B.E. Civil – Hons. M.I.E. Aust.






4. + DENOTES EXISTING GROUND LEVEL
7. 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 MANS & 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 160mm c/c AS NECESSARY
13. PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS. THE POSITIONS ETC. COULD BE SIGNIFICANT CHANGES PIPES SYSTEM DETAIL 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 REQUIREMENTS 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 D.A. SUBMISSION TO COUNCIL AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO BE ISSUED TO THE PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

SITE AREA = 731.21 m² (100%)
 PROPOSED IMPERVIOUS AREA = 425.76 m² (58.23%)
 PROPOSED LANDSCAPED AREA = 305.45 m² (41.77%)
 EXISTING IMPERVIOUS AREA = 390.44 m² (53.40%)
 EXISTING LANDSCAPED AREA = 340.77 m² (46.60%)

[illegible]

DRAWN	DATE	CHECKED	SCALE @ A1
MDB	9 DECEMBER 2019		1:100
BE Civil (Hons) MIE Aust.			

