

13 January 2025

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

Address of the Project: **3 Coolawin Road, Avalon Beach**

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

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


The Stormwater Management Plan shows runoff collected from the proposed and existing roof areas, landscaped and hard stand areas connecting to the kerb and gutter in Coolawin Road via the existing drainage system.

Note that on-site stormwater detention is not required as the proposed site impervious area is less than 50m². This is in accordance with the Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Northern Beaches Council Water Management For Development Policy.

This is to certify that the Stormwater Management Plan layout, as shown on STORM-1/B by Taylor Consulting Civil & Structural Engineer,s 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.

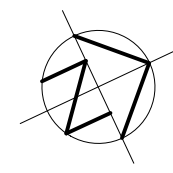
Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU

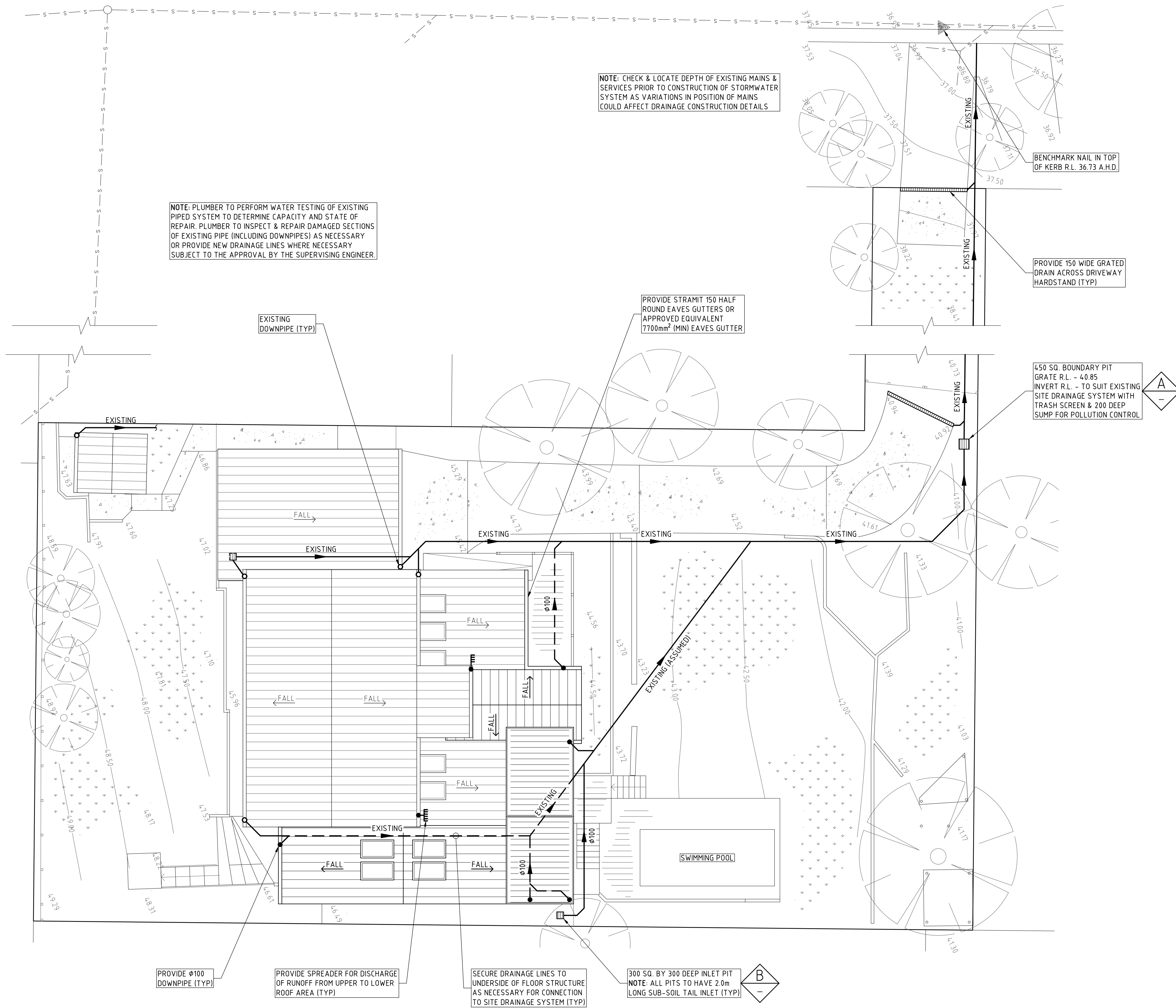


D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.





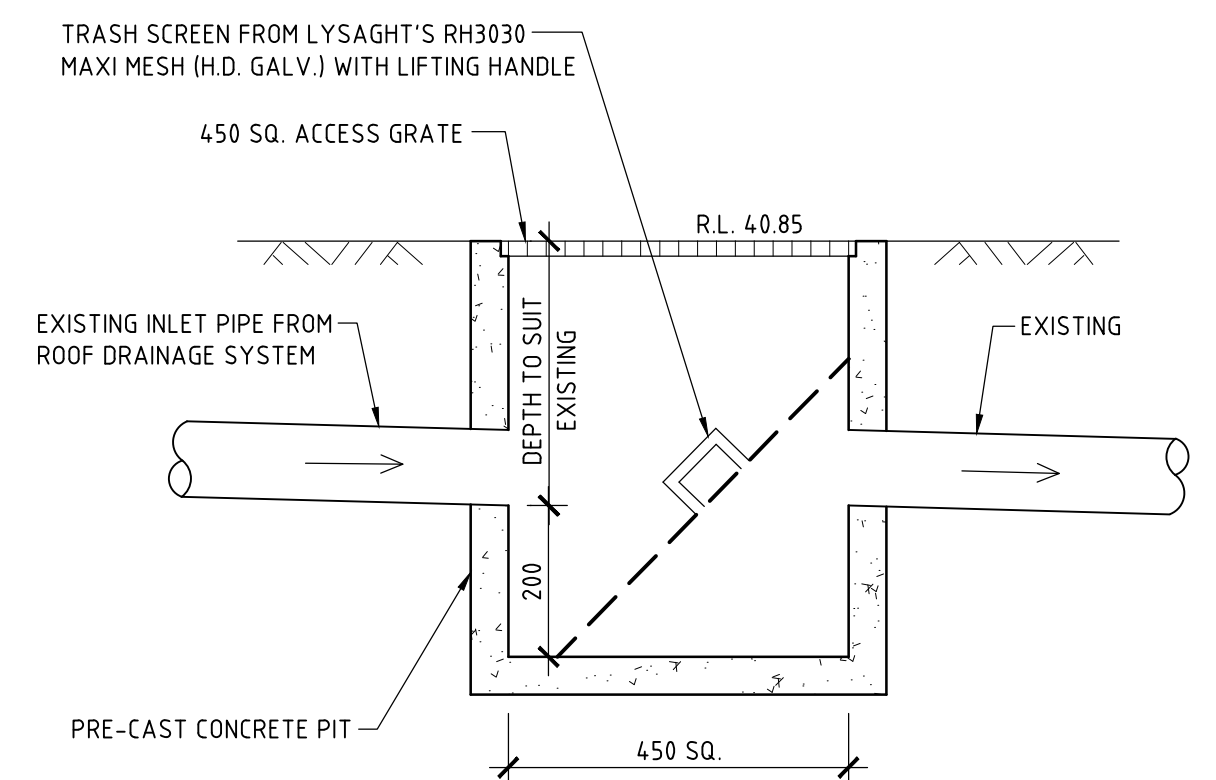
C O O L A W I N R O A D



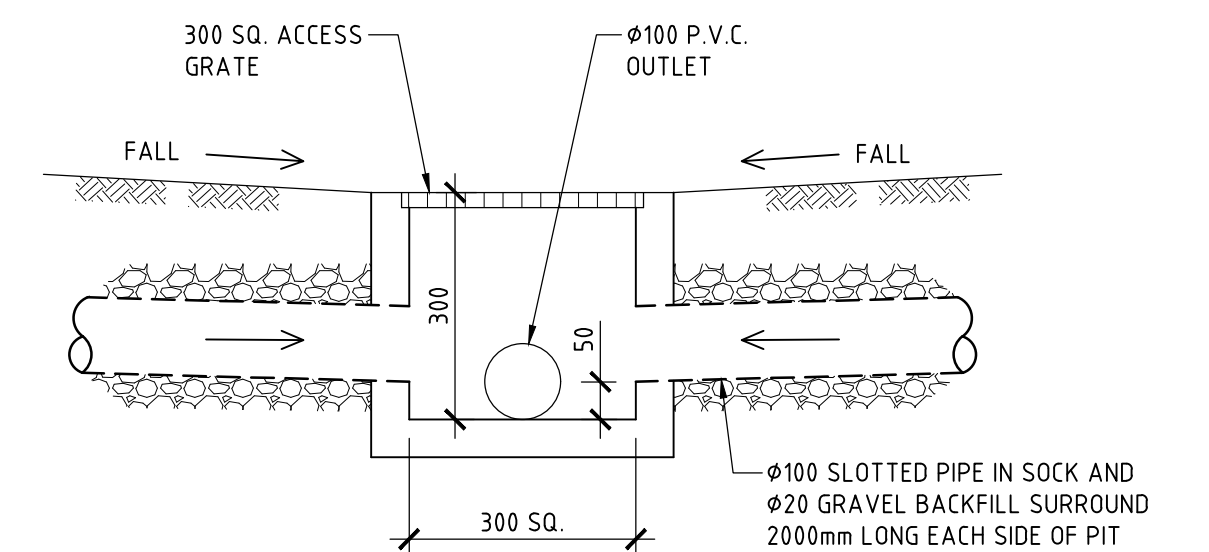
SITE DRAINAGE PLAN

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 & 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 BENCHING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm OR 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 AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION. |



DETAIL 
SCALE 1:10
TYPICAL BOUNDARY PIT WITH
POLLUTION CONTROL MEASURES



DETAIL 

SCALE 1:10

TYPICAL SURFACE INLET PIT DET


STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 1,109.7 m² (100%)
 PROPOSED IMPERVIOUS AREA = 427.1 m² (38%)
 PROPOSED LANDSCAPED AREA = 682.6 m² (62%)
 EXISTING IMPERVIOUS AREA = 409.1 m² (37%)
 EXISTING LANDSCAPED AREA = 699.6 m² (63%)

[illegible]

TITLE
STORMWATER MANAGEMENT PLAN
3 COOLAWIN ROAD, AVALON BEACH

DRAWN	DATE	CHECKED	SCALE @ A1
JBP	10 JANUARY 2025		1:100
ENGINEER			1:10
JPL		BE Civil (Hons) MIE Aust.	

TAYLOR
CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING NO.