

6 September 2021

General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

Re: Stormwater Drainage Details – 173A Seaforth Crescent, Seaforth

With reference to the development application for the above property, please find enclosed a copy of the site Stormwater Management Plan Sheet-3 for your perusal.

The shows the collected runoff from the proposed roofed areas along with the surrounding landscape and hardstand areas discharging down an existing easement through the western side of the property, then dispersing into the ocean in Middle Harbour

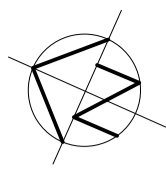
This is also to certify that the Stormwater Management Plan layout as shown on Plan Sheet-2 by Taylor Consulting Civil & Structural Engineers has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 – Stormwater Drainage & Northern Beaches Council's - Manly Specification for On-Site Stormwater Management 2003.

Should you require any further information please contact the undersigned.

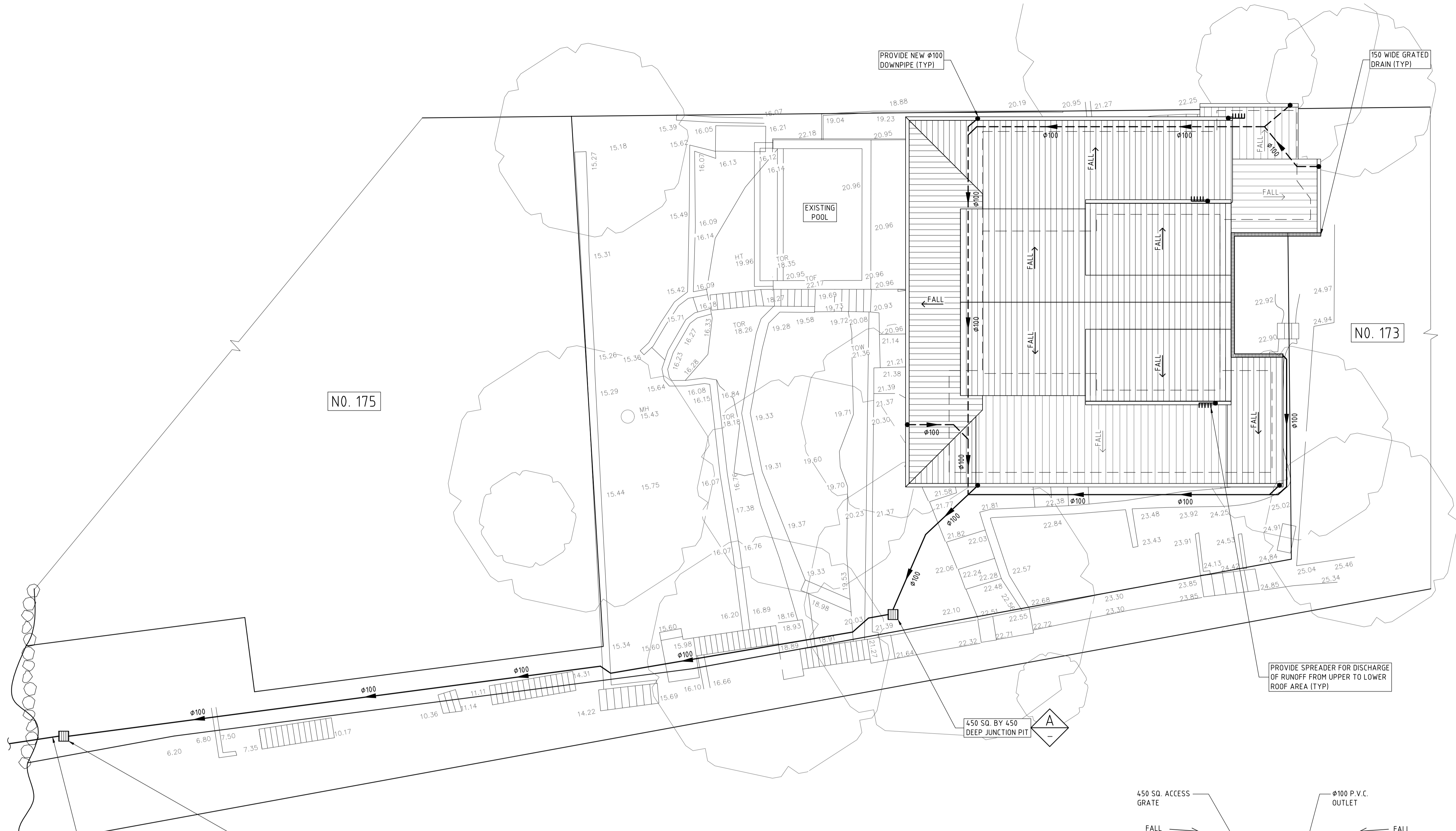
Yours faithfully
TAYLOR CONSULTING

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





MIDDLE HARBOUR

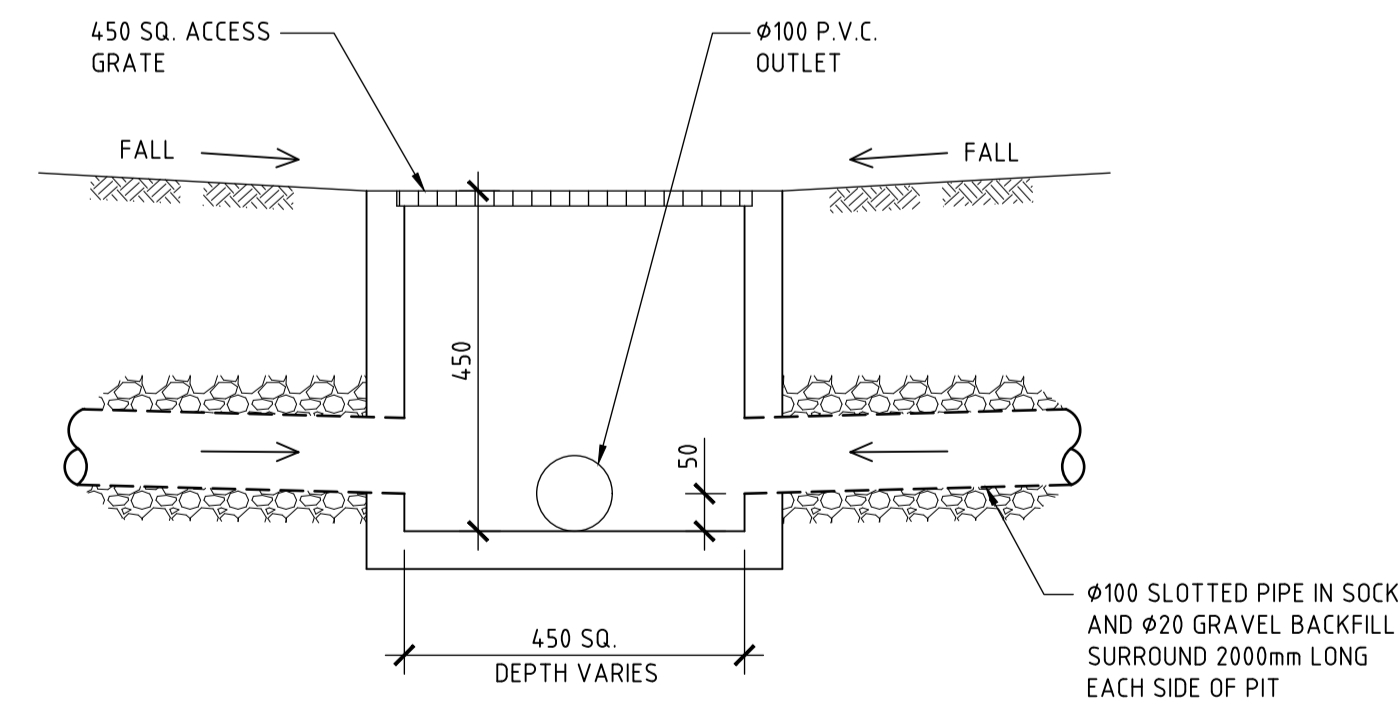


- DRAINAGE NOTES**
- + DENOTES EXISTING GROUND LEVEL
 - FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
 - SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
 - SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
 - ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 - 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 D.A. 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.

N0. 175

N0. 173

SITE DRAINAGE PLAN
SCALE 1:100



DETAIL A
SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL

PROVIDE $\phi 150$ U.P.V.C. OUTLET THROUGH BASE OF EXISTING SEA WALL & SUBJECT TO APPROVAL BY SUPERVISING ENGINEER

450 SQ. JUNCTION PIT WITH RH3030 TRASH SCREEN

450 SQ. BY 450 DEEP JUNCTION PIT

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

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 804 m ² (100%)
PROPOSED IMPERVIOUS AREA = 329 m ² (41%)
PROPOSED LANDSCAPED AREA = 475 m ² (59%)
EXISTING IMPERVIOUS AREA = 320 m ² (40%)
EXISTING LANDSCAPED AREA = 484 m ² (60%)

ISSUE DATE	REVISION

TITLE STORMWATER MANAGEMENT PLAN 173A SEAFORTH CRESCENT, SEAFORTH			
DRAWN CJM	DATE 7 SEPTEMBER 2021	CHECKED <i>[Signature]</i>	SCALE @ A1 1:100 1:10
BE Civil (Hons) MIE Aust.			

TAYLOR CONSULTING
CIVIL & STRUCTURAL ENGINEERS

SHEET - 3