



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

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

28 June 2024

General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Address of the Project: **26 Trevor Road, Newport**

Description of Project: **Stormwater Management Plan - New Dwelling**

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

The plan shows the collected flows from the proposed roof, hardstand and landscaped areas being discharged to the Council's stormwater infrastructure adjacent to the site's western boundary, via an existing connection.

Note that it is proposed to provide a rainwater storage tank for non-potable domestic re-use in accordance with BASIX and Council requirements.

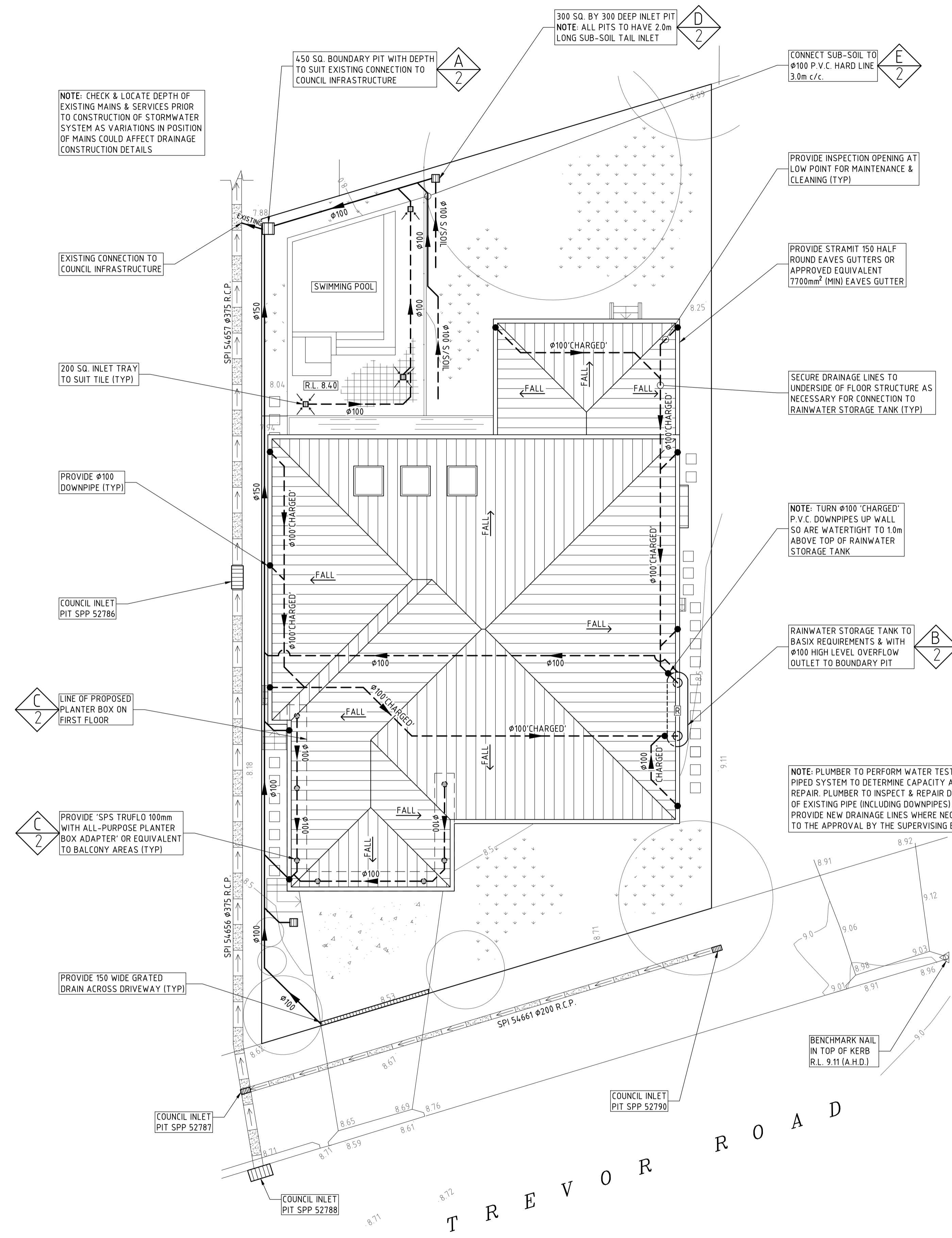
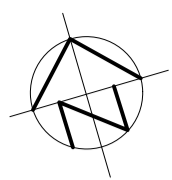
This is to certify that the Stormwater Management Plan layout, as shown on STORM-1/A and STORM-2 by Taylor Consulting Civil & Structural Engineers, has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage 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.





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

450 SQ. BOUNDARY PIT WITH DEPTH TO SUIT EXISTING CONNECTION TO COUNCIL INFRASTRUCTURE

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

CONNECT SUB-SOIL TO $\phi 100$ P.V.C. HARD LINE 3.0m c/c

PROVIDE INSPECTION OPENING AT LOW POINT FOR MAINTENANCE & CLEANING (TYP)

PROVIDE STRAMIT 150 HALF ROUND EAVES GUTTERS OR APPROVED EQUIVALENT 7700mm² (MIN) EAVES GUTTER

SECURE DRAINAGE LINES TO UNDERSIDE OF FLOOR STRUCTURE AS NECESSARY FOR CONNECTION TO RAINWATER STORAGE TANK (TYP)

NOTE: TURN $\phi 100$ 'CHARGED' P.V.C. DOWNPIPES UP WALL SO ARE WATERTIGHT TO 1.0m ABOVE TOP OF RAINWATER STORAGE TANK

RAINWATER STORAGE TANK TO BASIX REQUIREMENTS & WITH $\phi 100$ HIGH LEVEL OVERFLOW OUTLET TO BOUNDARY PIT

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.

EXISTING CONNECTION TO COUNCIL INFRASTRUCTURE

200 SQ. INLET TRAY TO SUIT TILE (TYP)

PROVIDE $\phi 100$ DOWNPIPE (TYP)

COUNCIL INLET PIT SPP 52786

LINE OF PROPOSED PLANTER BOX ON FIRST FLOOR

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

PROVIDE 150 WIDE GRATED DRAIN ACROSS DRIVEWAY (TYP)

COUNCIL INLET PIT SPP 52787

COUNCIL INLET PIT SPP 52788

COUNCIL INLET PIT SPP 52790

BENCHMARK NAIL IN TOP OF KERB R.L. 9.11 (A.H.D.)

SITE DRAINAGE PLAN
SCALE 1:100

- 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 (ON SOUND-PROOF HOUSING) TO PUMP SUPPLIERS 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.

STORMWATER SYSTEM DESIGN DATA

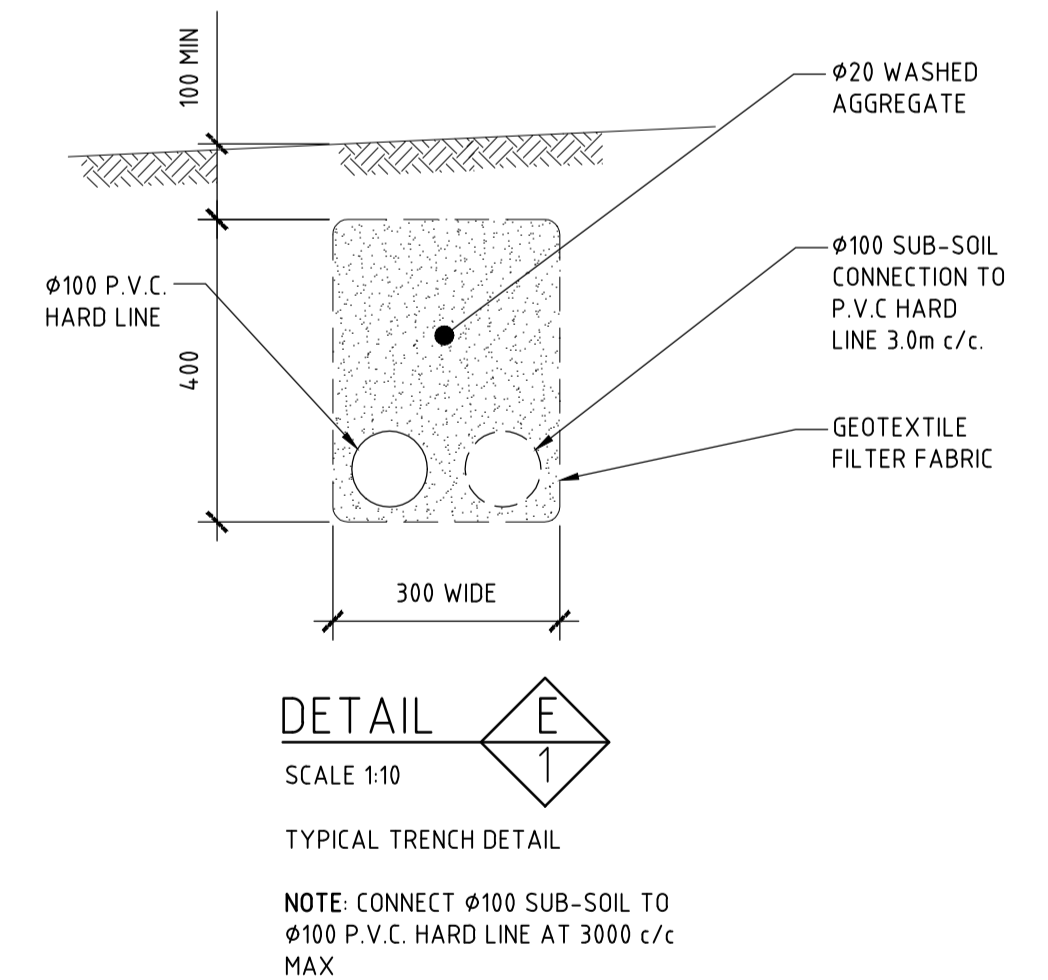
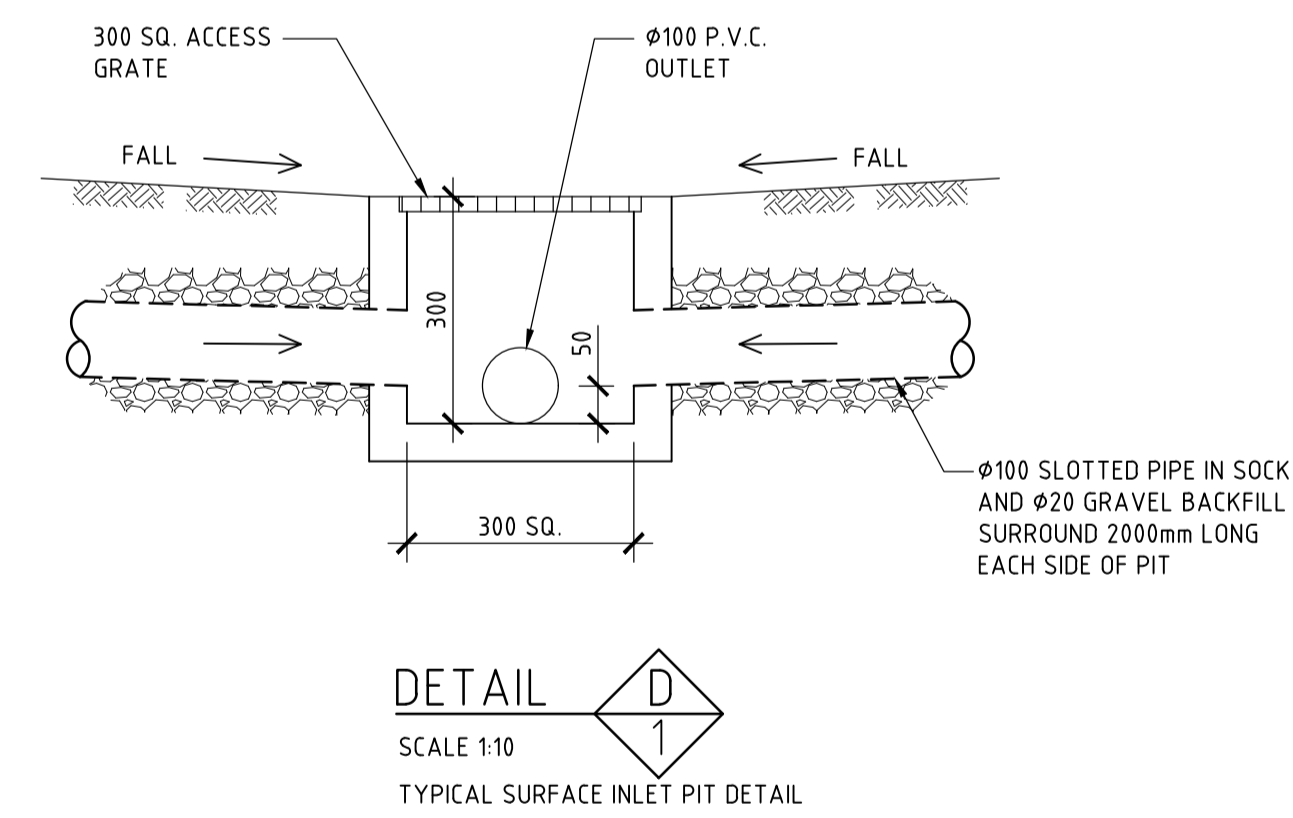
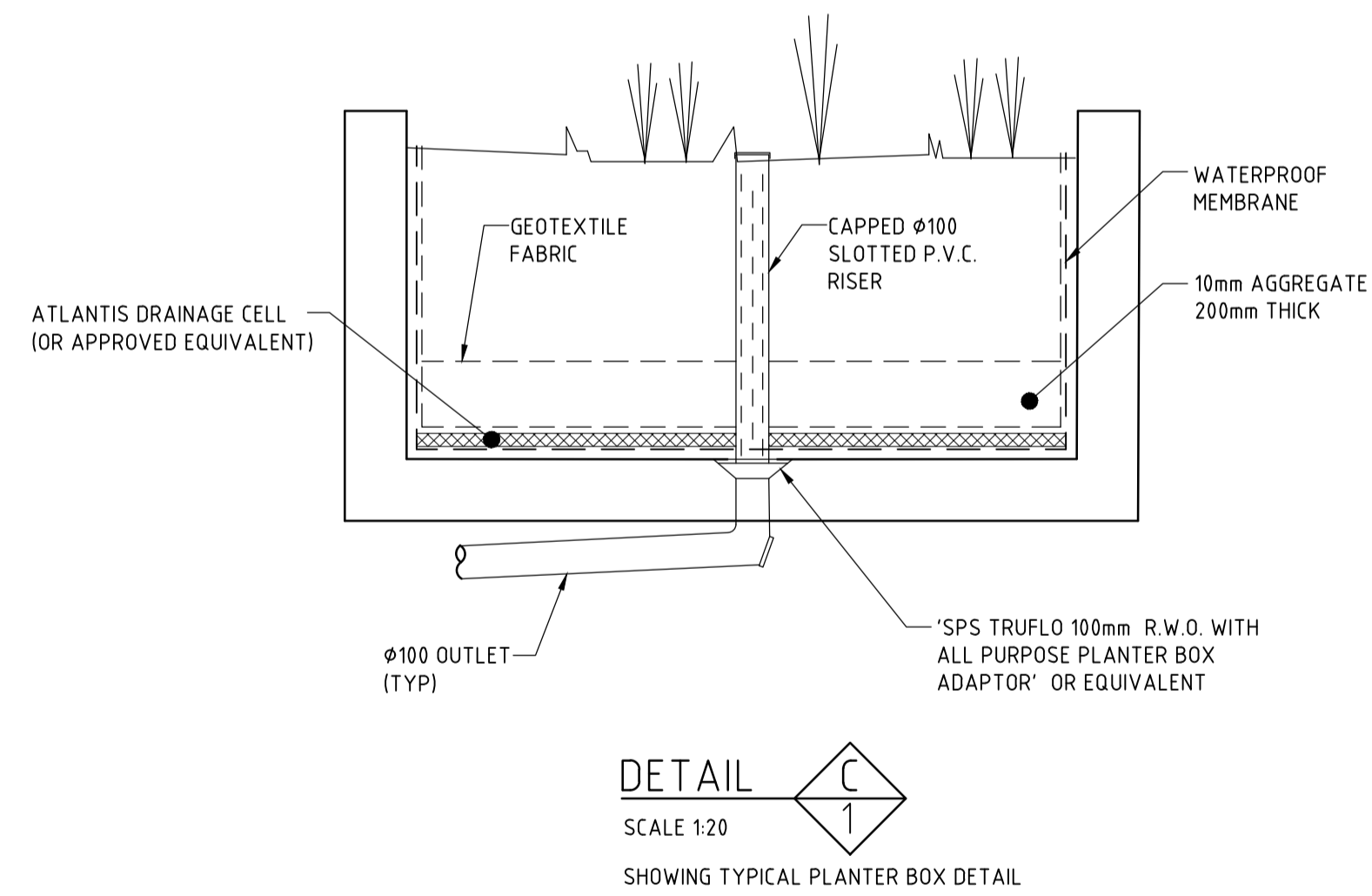
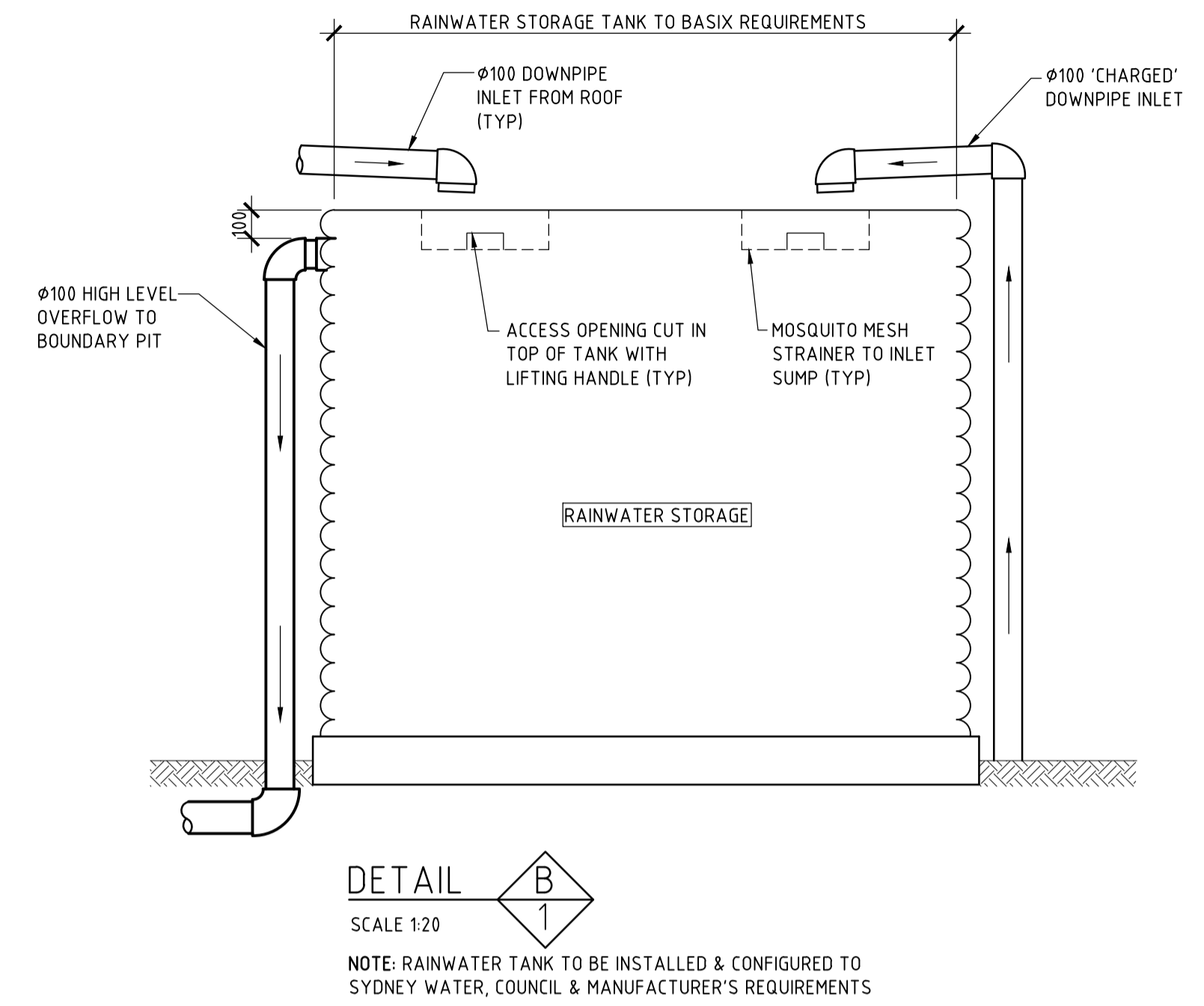
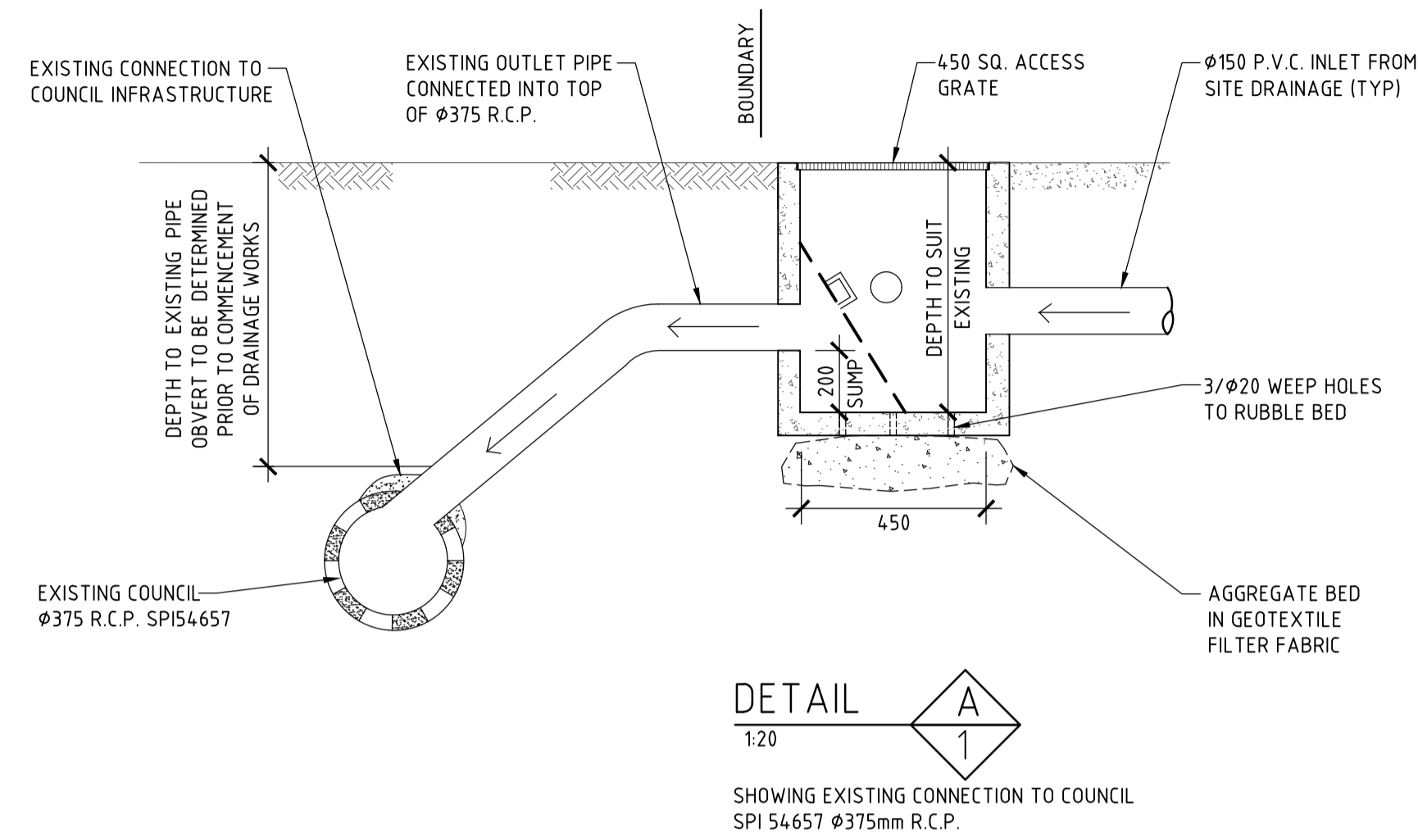
SITE DATA	
SITE AREA	= 560.7 m ² (100%)
PROPOSED IMPERVIOUS AREA	= 361.8 m ² (65%)
PROPOSED LANDSCAPED AREA	= 198.9 m ² (35%)
EXISTING IMPERVIOUS AREA	= 289.4 m ² (52%)
EXISTING LANDSCAPED AREA	= 271.3 m ² (48%)

ISSUE DATE	REVISION
27 JUN 2024	UPDATED PLAN TO SUIT LATEST ARCHITECTURAL PLANS

TITLE			
STORMWATER MANAGEMENT PLAN 26 TREVOR ROAD, NEWPORT			
DRAWN	DATE	CHECKED	SCALE @ A1
LI	27 JUNE 2024		1:100
ENGINEER	ZS		

TAYLOR CONSULTING
CIVIL & STRUCTURAL ENGINEERS

STORM-1/A



ISSUE DATE	REVISION

TITLE STORMWATER MANAGEMENT DETAILS 26 TREVOR ROAD, NEWPORT			
DRAWN LI	DATE 28 JUNE 2024	CHECKED <i>[Signature]</i>	SCALE @ A1 1:20 1:10
ENGINEER ZS	BE Civil (Hons) MIE Aust.		

TAYLOR CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING NO.
STORM-2