

1. \* DEMOTES EXISTING GROUND LEVEL
2. FALL STORMWATER PIPES AT 1% 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 TIGHTWRIGHT JOINTS.
6. CHECK & LOCATE DEPTH OF EXISTING MANS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MANS 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 600mm c/c AS NECESSARY.
13. PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS. REE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMPLETION 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 SUBMISSION TO COUNCIL/CERTIFIER AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION. THIS PLAN IS NOT A CONTRACT. THE PLUMBER/BUILDER FOR CONSTRUCTION, CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

1. ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
2. THE RAINWATER STORAGE TANK NEEDS TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
3. RAINWATER STORAGE TANK TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS' GUIDELINES FOR RAINWATER TANK ON RESIDENTIAL PROPERTIES.
4. 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.
5. PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SUT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
6. INLETS TO RAINWATER TANK MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
7. 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.
8. RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
9. THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
10. RAINWATER TANK AND ASSOCIATED PUMPING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PUMPER. PUMP TO BE INSTALLED BY A LICENSED

## 33R = 4.0 III

SITE AREA = 752.7m<sup>2</sup> (100%)  
 PROPOSED IMPERVIOUS AREA = 362.3m<sup>2</sup> (48%)  
 PROPOSED LANDSCAPED AREA = 490.4m<sup>2</sup> (52%)  
 EXISTING IMPERVIOUS AREA = 288m<sup>2</sup> (38%)  
 EXISTING LANDSCAPED AREA = 464.7m<sup>2</sup> (62%)

[illegible]

TITLE  
STORMWATER MANAGEMENT PLAN  
8 SURFSIDE AVENUE, AVALON BEACH

DRAWN

DATE \_\_\_\_\_

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SCALE @ A1

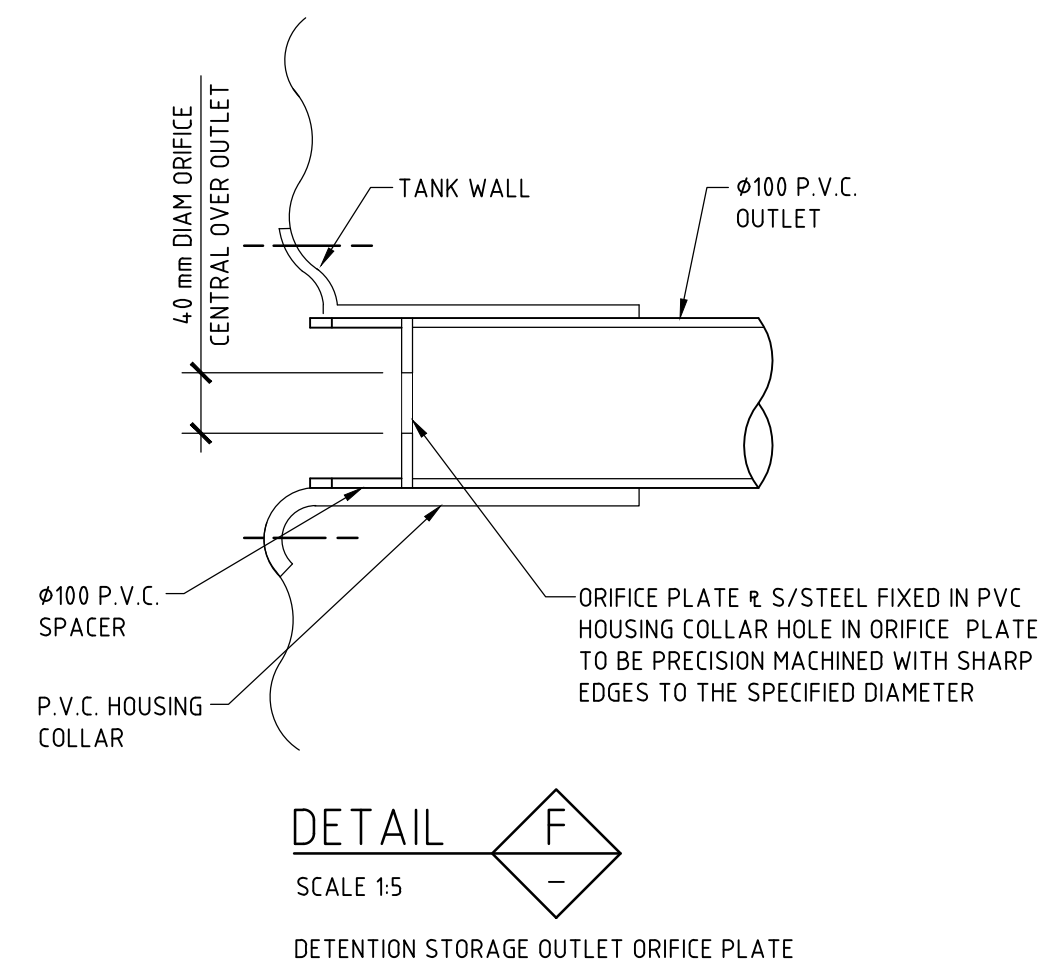
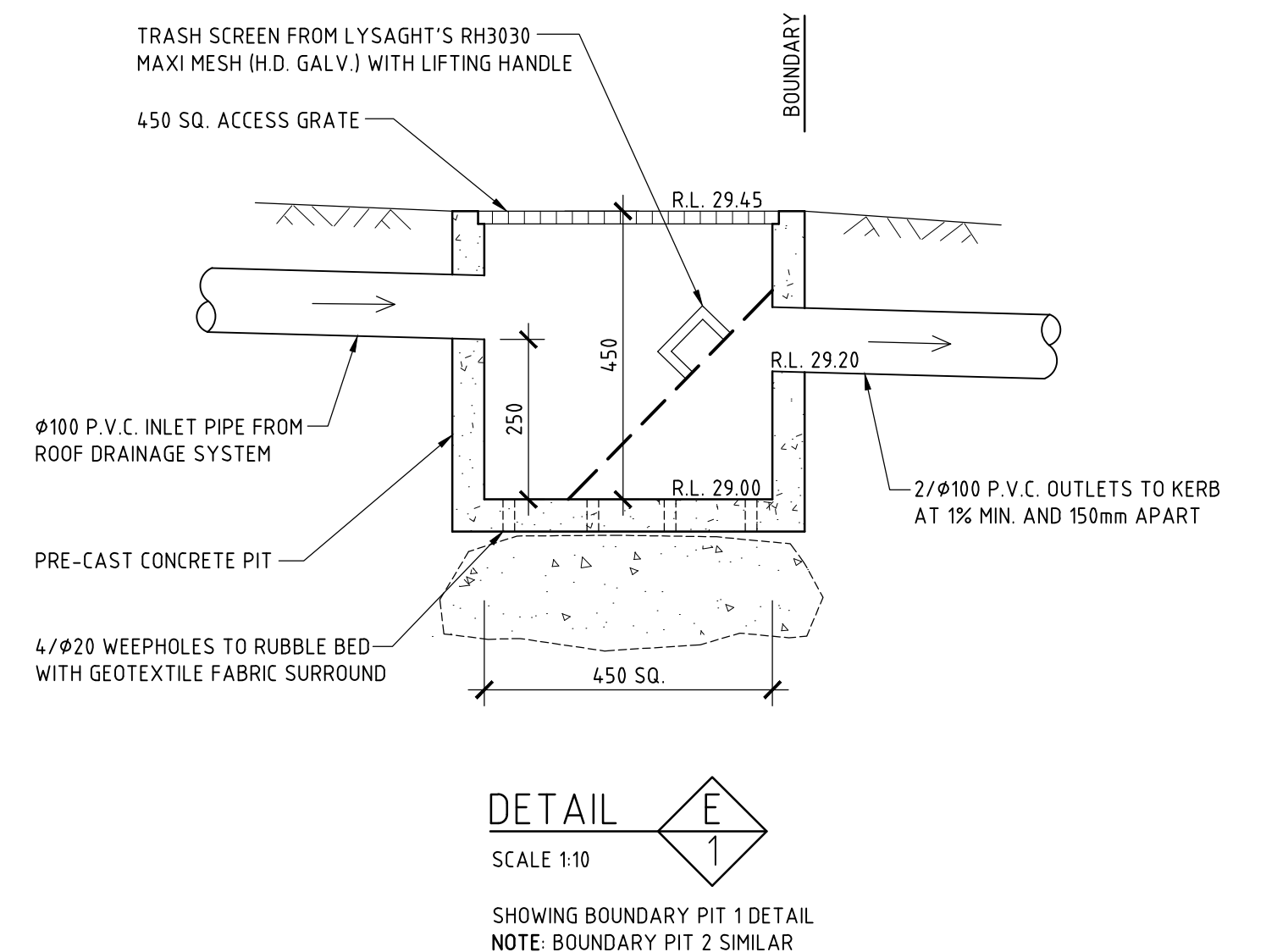
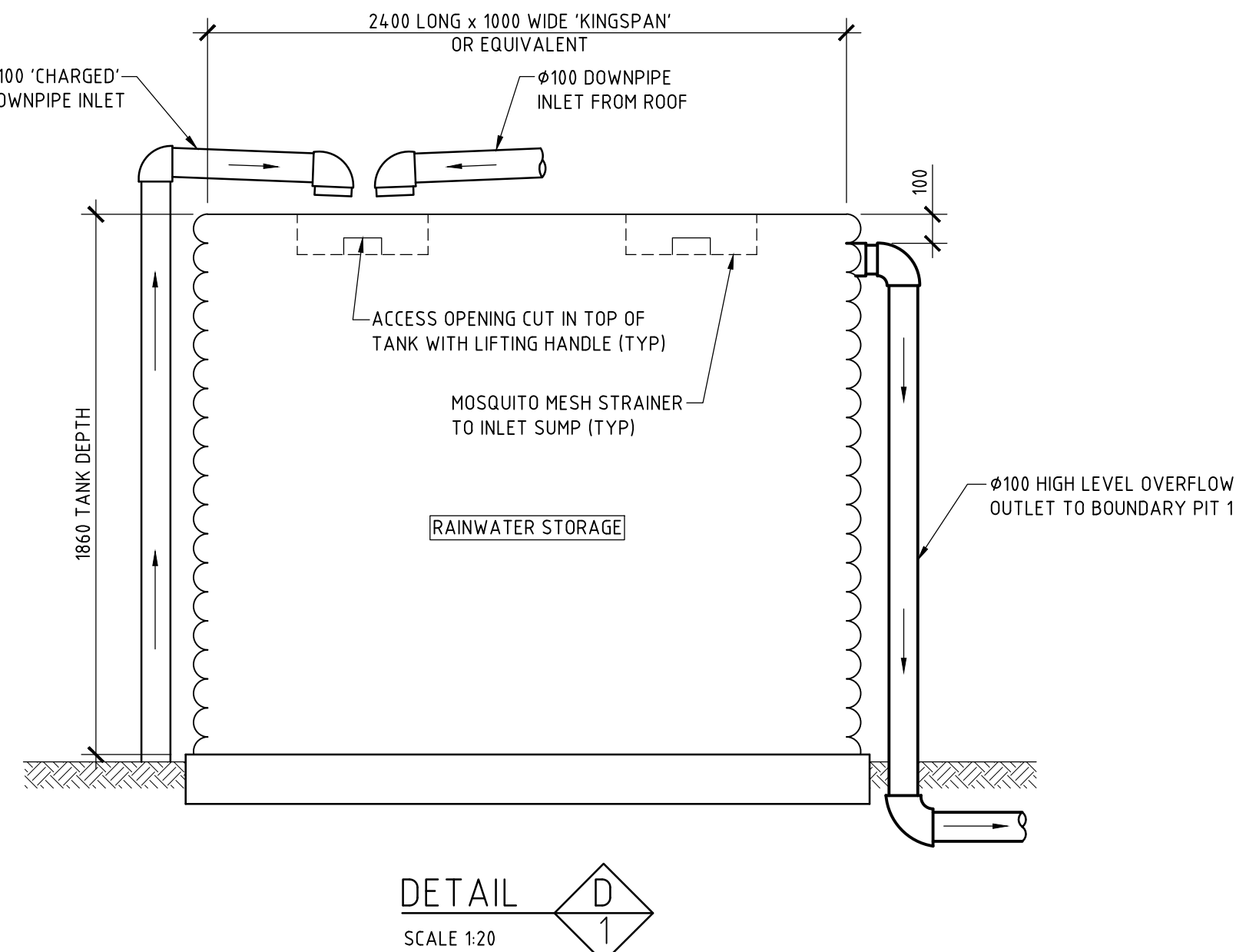
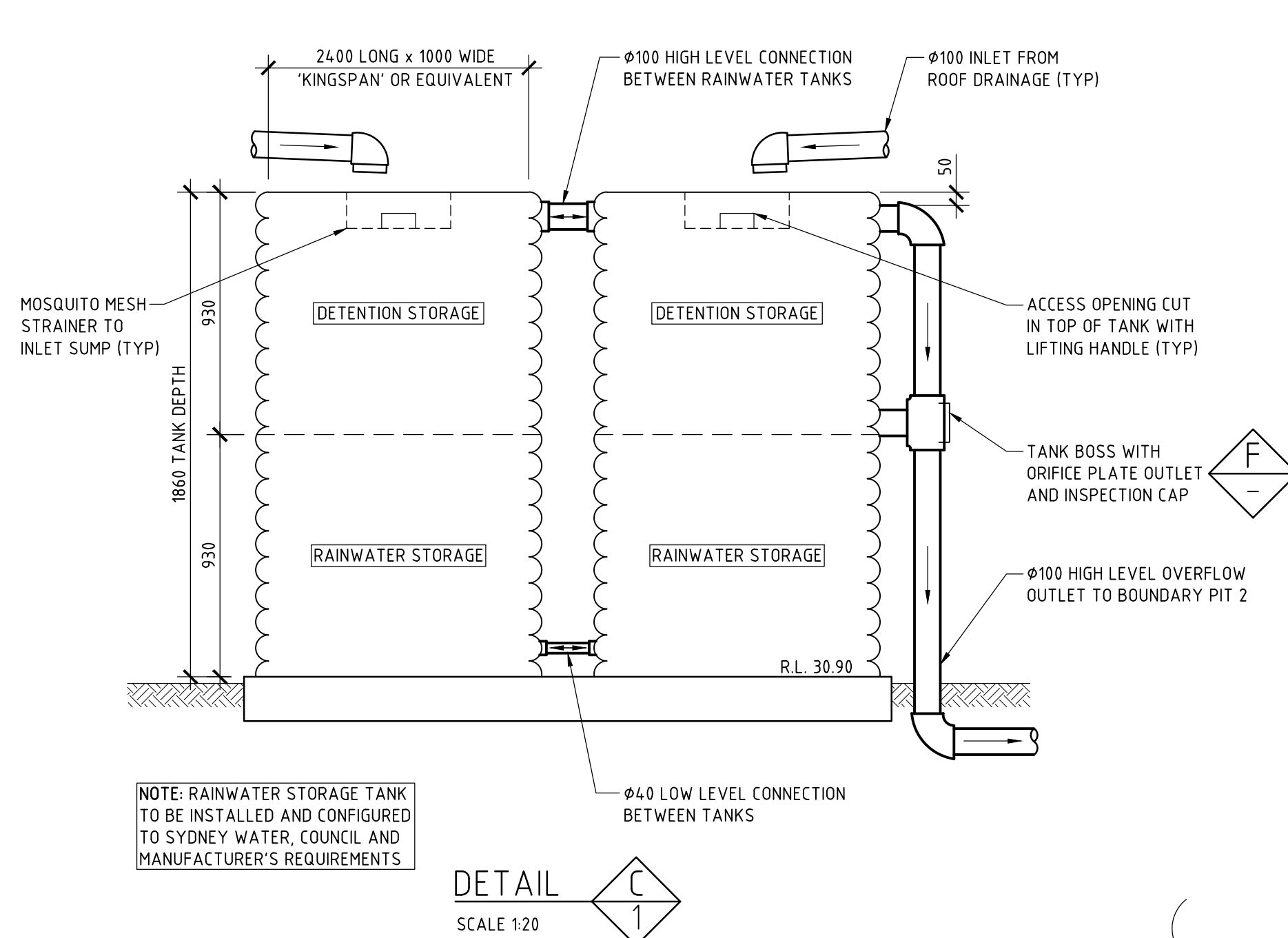
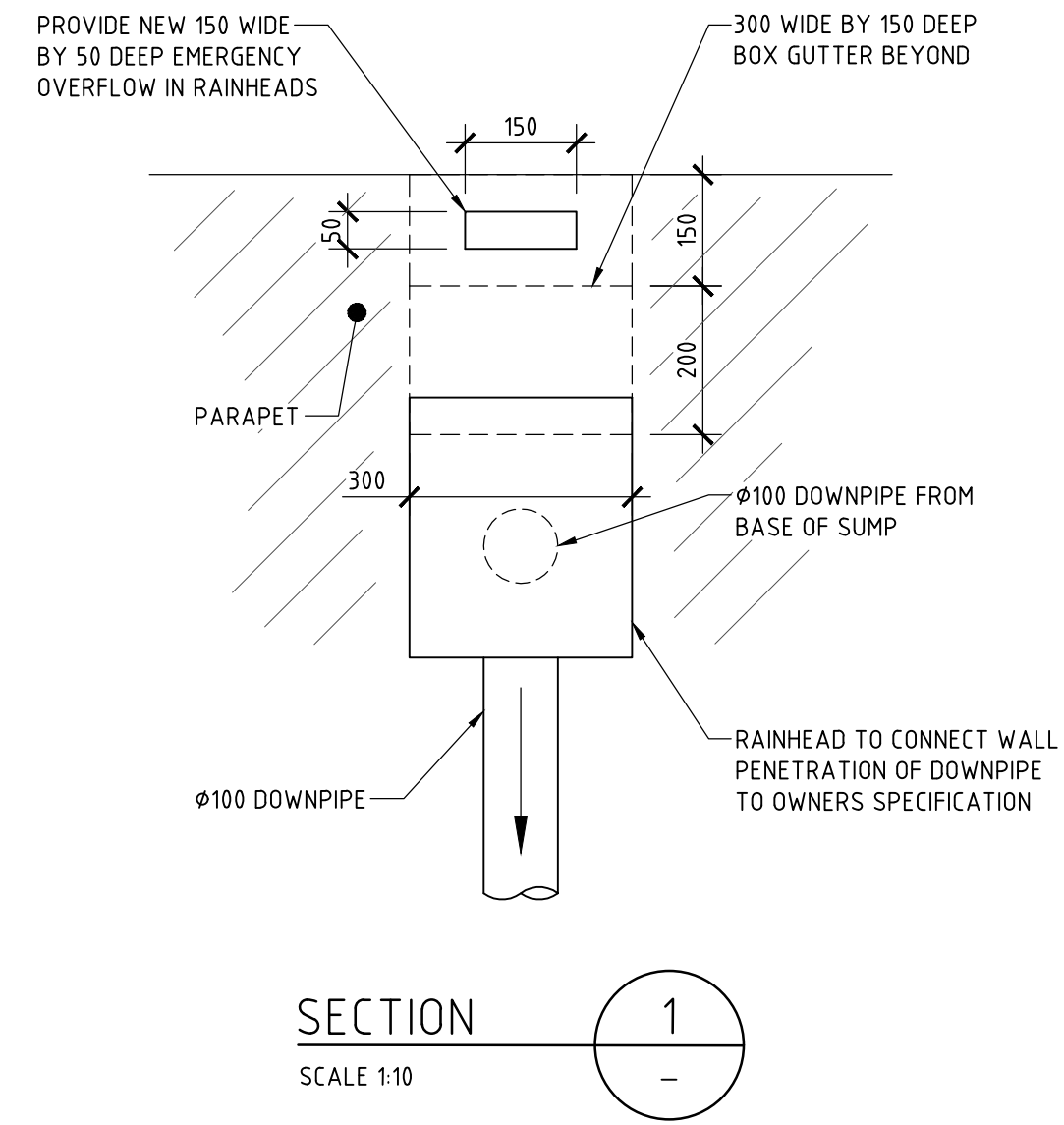
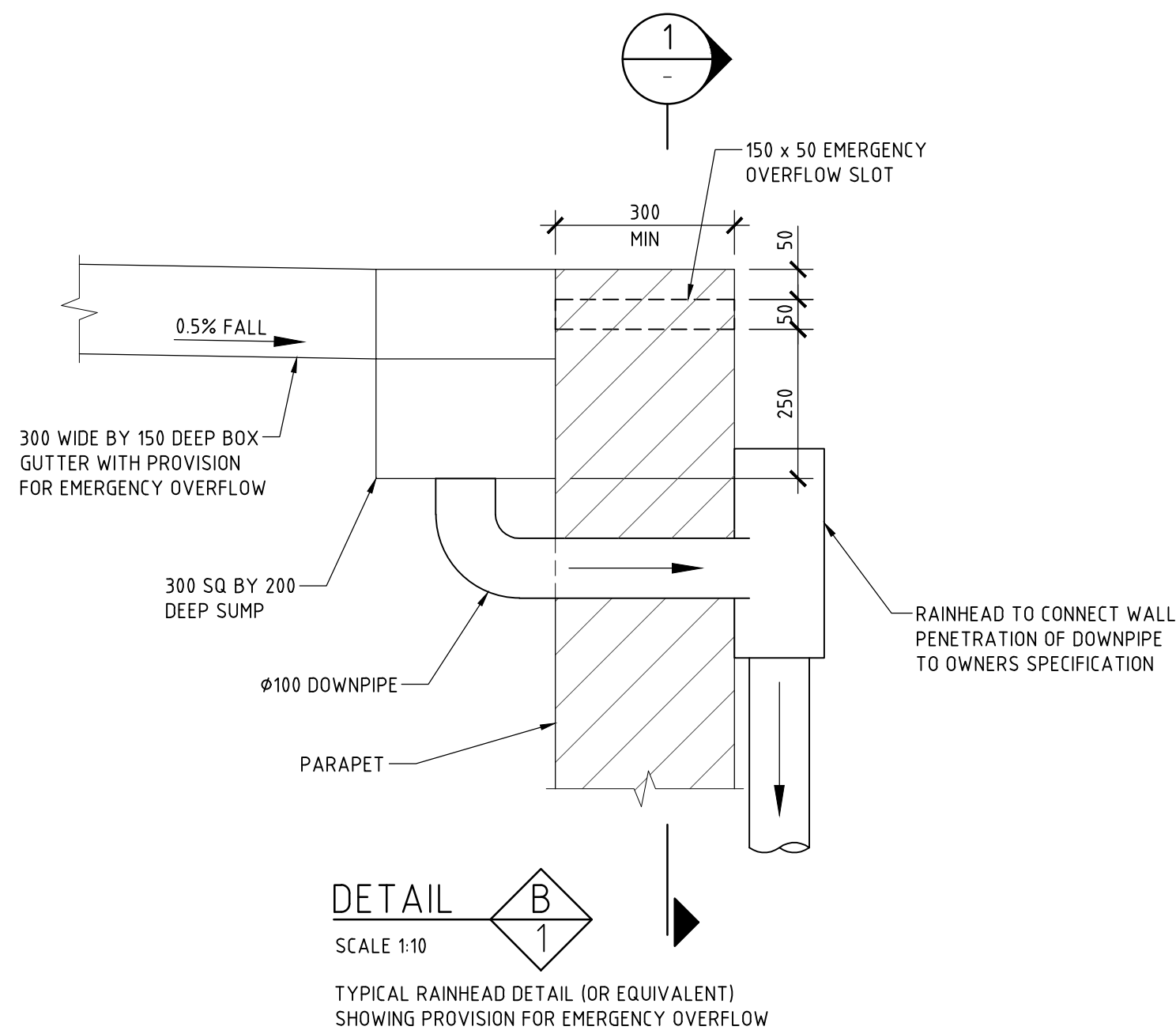
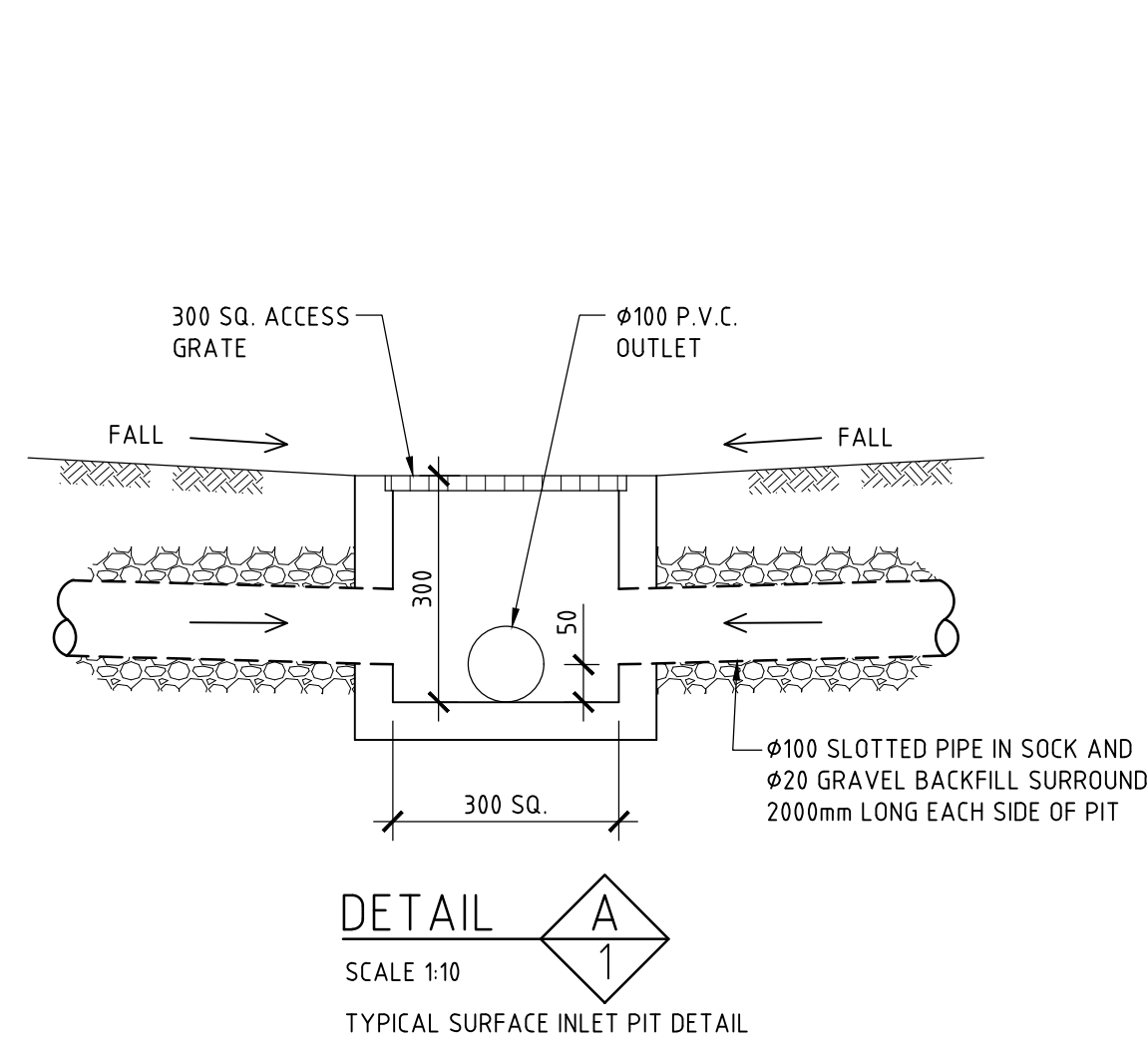
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**TAYLOR**  
CONSULTING  
CIVIL & STRUCTURAL ENGINEERS

# STORM-1





ISSUE	DATE	REVISION

TITLE STORMWATER MANAGEMENT DETAILS 8 SURFSIDE AVENUE, AVALON BEACH				<div>TAYLOR CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS</div>	DRAWING NO STORM-2
DRAWN JBP	DATE 26 AUGUST 2022	CHECKED  BE Civil (Hons) MIE Aust.	SCALE @ A1 1:20 1:10 1:5		