

17 May 2021

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

Re: Stormwater Management Plan – 22 Samuel Street, Mona Vale

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

The plan shows stormwater drainage from the roofed and landscaped areas of the site connecting to the existing Council R.C.P. in the rear north-eastern corner of the property.

This is to certify that the Stormwater Management Plan layout as shown on Plan Sheet-1 dated 10 May 2021 by Taylor Consulting Civil & Structural Engineers has been designed in accordance with Part 3.1.3, - Drainage, of the Building Code of Australia Housing Provision, AS/NZS 3500.3 Plumbing And Drainage – Stormwater Drainage and Pittwater Council's D.C.P. 21.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

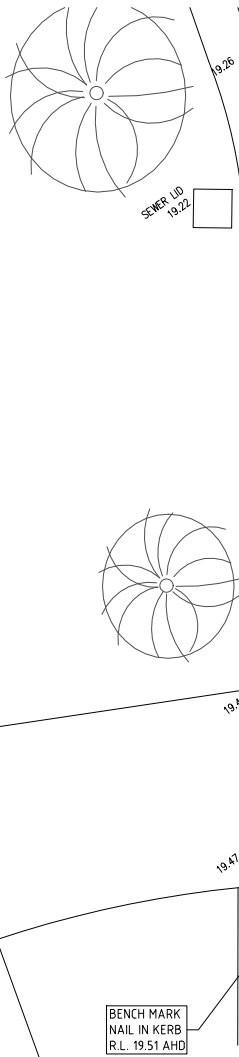
D M SCHAEFFER - Director
B.E. Civil – Hons. M.I.E. Aust.





SAMUEL STREET

K19.14
K19.17
K19.20
K19.27
G19.12
K19.33
K19.36



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

EXISTING COUNCIL DRAINAGE EASEMENT

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.

CONNECT NEW 150 P.V.C. INTO EXISTING COUNCIL R.C.P.

450 SQ BOUNDARY PIT
GRATE R.L. - 18.88
INVERT R.L. - 18.58

BENCH MARK
NAIL IN KERB
R.L. 19.51 AHD

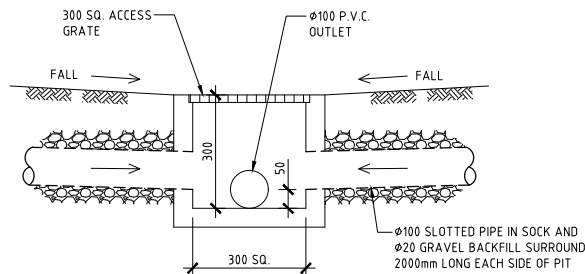
PROVIDE 300 SQ BY 300
DEEP INLET PIT (TYP.)

PROVIDE 100
DOWNPIPE (TYP.)

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

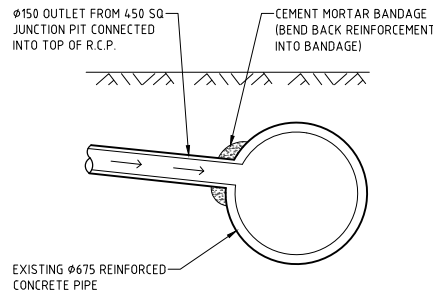
STORMWATER MANAGEMENT PLAN

SCALE 1:100



DETAIL A

SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL



DETAIL B

SCALE 1:20
SHOWING P.V.C. CONNECTION TO EXISTING COUNCIL R.C.P.

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.

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 810.7 m² (100%)
PROPOSED IMPERVIOUS AREA = 423.1 m² (52%)
PROPOSED LANDSCAPED AREA = 387.6 m² (48%)
EXISTING IMPERVIOUS AREA = 419.7 m² (51%)
EXISTING LANDSCAPED AREA = 391 m² (49%)

ISSUE	DATE	REVISION

TITLE
STORMWATER MANAGEMENT PLAN
22 SAMUEL STREET, MONA VALE

DRAWN
JBP

DATE
10 MAY 2021

CHECKED

SCALE @ A1
1:100
1:20
1:10

BE Civil (Hons) MIE Aust.

TAYLOR
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERING

DRAWING NO.
SHEET -1